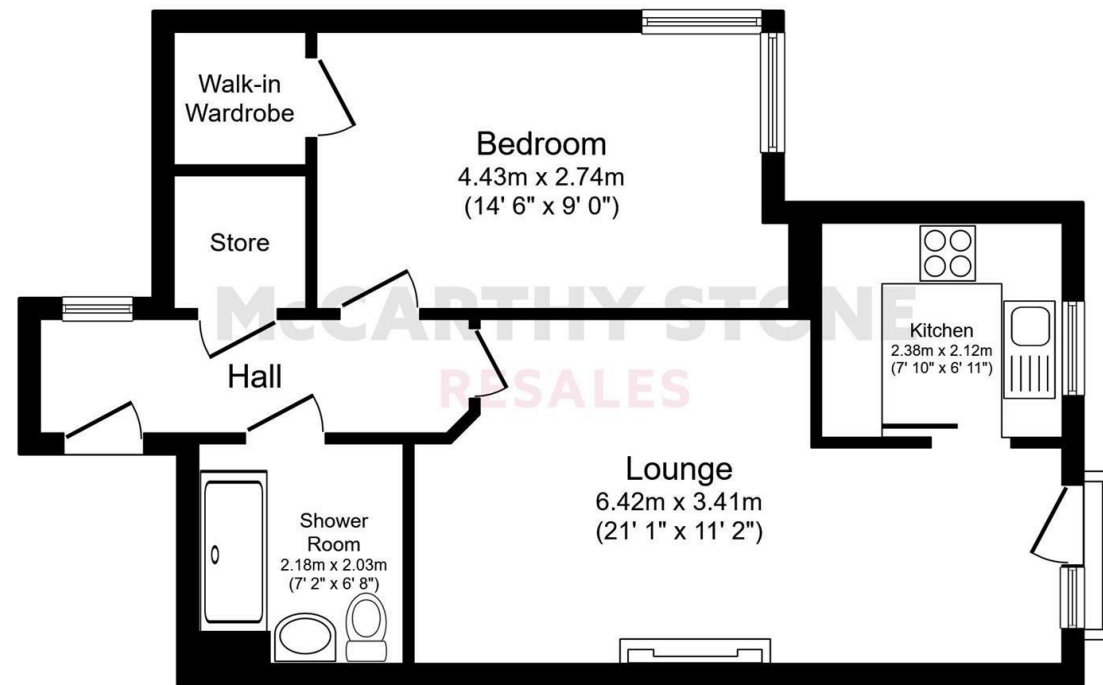


McCARTHY STONE RESALES

46 JEBB COURT DAIRY GROVE, ELLESMERE, SY12 0GA



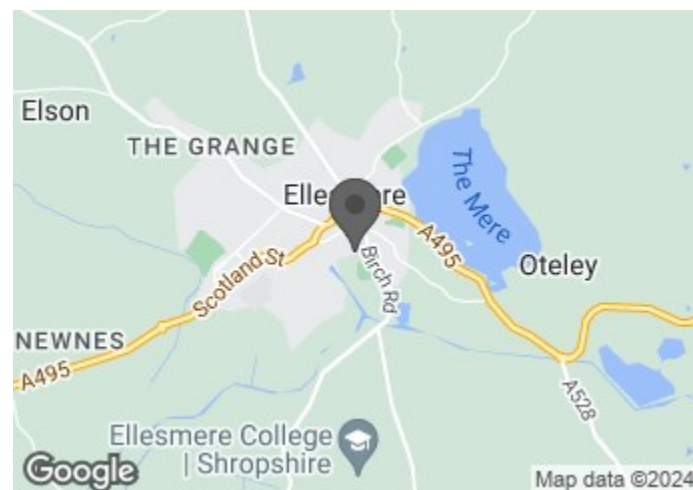
Total floor area 50.3 sq.m. (541 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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An IMMACULATELY PRESENTED one bedroom second floor RETIREMENT apartment, having Juliette Balcony with attractive views.

The accommodation briefly comprises of a welcoming entrance hallway, spacious lounge/diner, modern fitted kitchen with appliances, double bedroom and a fully tiled shower room. Lift to all floors.

Jebb Court is situated close to the canal side with a major supermarket, less than 150 yards walk into the town centre. Forms part of our RETIREMENT LIVING range of properties.

PRICE REDUCTION

ASKING PRICE £142,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

JEBB COURT, DAIRY GROVE, ELLESMERE

1 BEDROOMS £142,000

JEBB COURT

Located in the picturesque countryside of North Shropshire, the small market town of Ellesmere is famous for its location next to 'The Mere', one of nine glacial meres or shallow lakes in the local area. A haven for birdwatchers and boating enthusiasts alike. Jebb Court is situated close to the canal and a major supermarket, less than 150 yards walk into the town centre. Jebb Court has been designed and constructed for modern living.

The apartments have Sky+ connection points in living rooms, underfloor heating throughout, walk in wardrobes in master bedrooms, camera video entry system for use with a standard TV and, for your peace of mind, a 24-Hour emergency call system. The homeowners' lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25).

The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and the energy costs of the laundry room, homeowners lounge and other communal areas. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

ENTRANCE HALLWAY

Solid wood front door with spy hole and letter box. The security door entry system with intercom and 24-hour emergency response system is located here. From the

hallway there is a door to a storage cupboard which houses the hot water tank. Ceiling light point, smoke detector, Further doors lead to the bedroom, living room and shower room.

The hallway also boasts a double glazed window offering lots of natural light.

LIVING ROOM

Spacious lounge/diner with feature fireplace and inset electric fire creating a great focal point for the room. Having patio doors to a Juliette balcony offering attractive views. Ceiling lights. TV point with Sky+ connectivity. Telephone point. Power points. Oak effect door with glazed panels leads into a separate kitchen.

KITCHEN

Modern fitted kitchen with appliances to include an integrated fridge/freezer, mid height built in oven with easy access side opening door and space for a microwave above. Four ring electric hob having a tiled splash back and chrome extractor hood. A wide range of wall and base units. A double glazed window, sits above a stainless steel sink unit. Tiled flooring,

BEDROOM

Good size double bedroom featuring a walk-in wardrobe with plenty of shelving and rails. Double glazed window with pleasant outlook. Ceiling light point. TV and telephone point. A range of power sockets.

SHOWER ROOM

Luxury fully tiled shower room comprises; Level access walk in shower with glass screen and grab rails for safety. WC, vanity unit wash hand basin with a cupboard below and a fitted mirror above, Further wall mounted vanity unit. Wall mounted towel rail. Emergency pull-cord.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2,771.52 (for financial year ending 31/03/25)

CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

LEASE INFORMATION

Ground rent: £425 per annum

Ground rent review: 1st Jan 2028

Lease length: 125 years from 1st Jan 2013

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

