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The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	86	87	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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39 Jessop Court

Chester Road, Ellesmere Port, CH66 3SR

PRICE
REDUCED



PRICE REDUCTION

Asking price £116,000 Leasehold

A spacious ONE BEDROOM first floor corner APARTMENT with GARDEN VIEWS situated in this age exclusive MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S in the centre of LITTLE SUTTON village.

Call us on 0345 556 4104 to find out more.

Jessop Court, Chester Road, Little Sutton,

1 Bed | £116,000



Summary

Jessop Court is a McCarthy & Stone Retirement Living development made up of one and two bedroom apartments, specifically designed for the over 60's, situated on Chester Road.

Jessop Court has a dedicated House Manager on site during the day to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

Local Area

Little Sutton itself is a village in a quiet residential suburb of nearby Ellesmere Port. Jessop Court is situated on the main road linking Birkenhead, with the nearby historic city of Chester and as a result is well served by bus and rail services to both these destinations and Ellesmere Port itself. Jessop Court is conveniently placed for a good range of local shops including a newsagents, post office and convenience store with a greater selection of shops in Ellesmere Port just 2 miles away.

Entrance Hall

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage

cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord. Doors lead to the lounge, bedroom and bathroom.

Living Room

A spacious lounge, light and airy, with windows facing the quiet and attractive gardens. There is a feature electric fire with surround which acts as an attractive focal point and ample space for a dining table and chairs. There are TV and telephone points, Sky/Sky+ connection point, ceiling lights, fitted carpets and raised electric power sockets. Glazed doors lead onto a separate kitchen.

Kitchen

Fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window, white ceramic sink with mono lever tap and drainer. There is an eye level oven, ceramic hob and cooker hood and a built in fridge.

Bedroom One

Double bedroom with a fitted mirror fronted sliding wardrobe, ceiling light, TV and phone point.

Bathroom

Tiled and fitted with suite comprising of a bath with shower and shower screen, , low level WC, vanity unit with wash basin and mirror above. There is also a shaving point, wall mounted electric fan heater and extractor fan.

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 please contact your Property Consultant or House Manager.

Service charge: £2,433.91 per annum (for financial year ending Feb. 2026)

Car Parking Permit Scheme-subject to availability

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

Lease Information

Lease Length: 125 years from Jan 2009
Ground Rent: £763.22 per annum
Ground Rent review: Jan-39

Additional Information & Services

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

