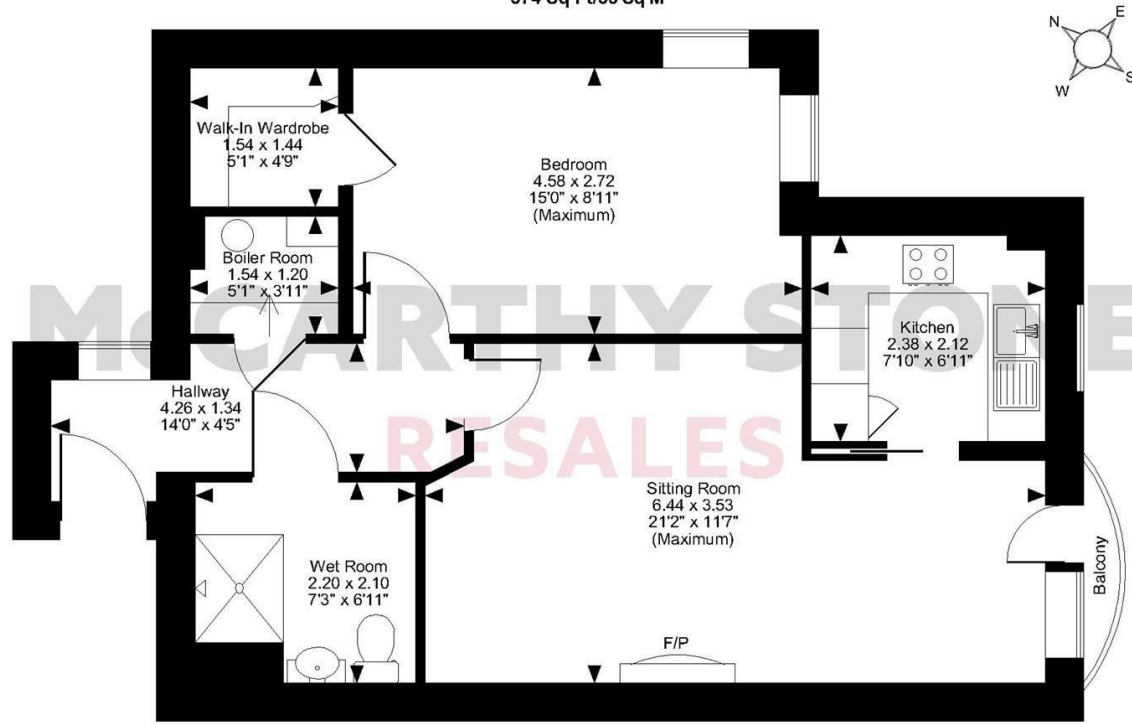


Jebb Court, Dairy Grove, Ellesmere  
Approximate Gross Internal Area  
574 Sq Ft/53 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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### COUNCIL TAX BAND:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## McCARTHY STONE RESALES

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## McCARTHY STONE RESALES

### 33 JEBB COURT DAIRY GROVE, ELLESMERE, SY12 0GA



A one bedroom first floor retirement apartment with JULIET BALCONY overlooking the NATURE RESERVE and DUAL ASPECT window in the bedroom.

One of the highlights of this property is the picturesque view overlooking the tranquil nature reserve, providing a peaceful and calming atmosphere.

The Juliet balcony is lovely feature which allows you to connect with nature without leaving the comfort of your home.

## ASKING PRICE £145,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthystonestoresales.co.uk | mccarthystonestoresales.co.uk

# JEBB COURT, DAIRY GROVE, ELLESMERE

1 BED | £145,000

## SUMMARY

Jebb Court, built by McCarthy & Stone, has been designed and constructed for modern retirement living. 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. 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. Ceiling light and smoke detector. Wall mounted emergency speech module. Door to walk in storage cupboard. All other doors leading to living room, bedroom, and the shower room.

## LIVING ROOM

Having a triple glazed inward opening patio door to a Juliet balcony, enjoying superb views of the Ellesmere Nature Reserve. Two ceiling lights. TV point with Sky+ connectivity. Telephone point. Power points. Sliding door leading into separate kitchen.

## KITCHEN

This modern fitted kitchen comes with a range of wall and base units. Integrated fridge and freezer. Built in oven with easy access side opening door, having space for a microwave in the alcove above. Four ringed ceramic hob with tiled splash back and chrome extractor hood. A triple glazed window offers excellent views of the Ellesmere Nature Reserve, and having a stainless steel sink unit positioned below. Tiled floor.

## BEDROOM

This double bedroom boasts a walk-in wardrobe. Dual aspect triple glazed windows, enjoying views of the Nature Reserve to the front. Ceiling light point. TV and telephone point. A range of power sockets.

## SHOWER ROOM

Fully tiled room and fitted with level access shower with grab rails; WC. Vanity unit with sink. Shaver point. Heated towel rail.

## 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 is £2,771.58 for the financial year ending on 31st March 2025. 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.

## 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

