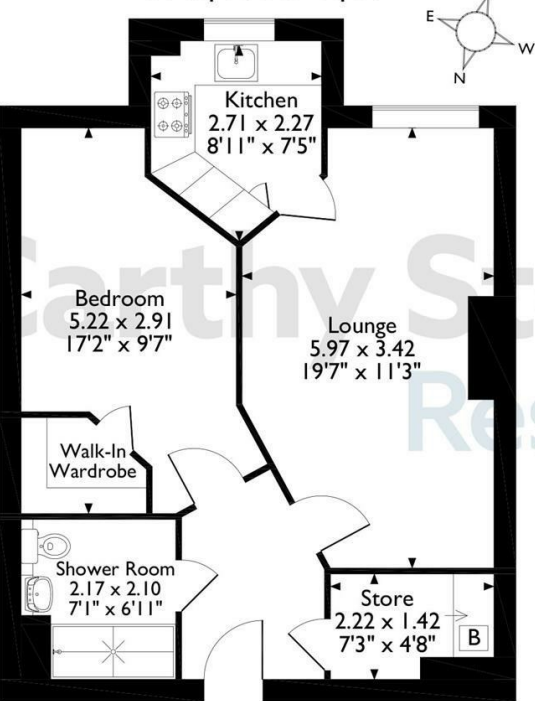


41 Jebb Court, Dairy Grove, Ellesmere
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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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41 Jebb Court

Dairy Grove, Ellesmere, SY12 0GA



Asking price £136,995 Leasehold

A WELL PRESENTED one bedroom apartment with SOUTHERLY ASPECT with VIEWS OVER THE NATURE RESERVE, situated on THE SECOND FLOOR of DESIRABLE McCarthy Stone RETIREMENT LIVING development located within 100 YARDS OF ELLESMERE HIGH STREET and 350 YARDS of TESCO.

Call us on 0345 556 4104 to find out more.

Jebb Court, Dairy Grove, Ellesmere

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 £30). 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

A full length window overlooking the front of the development with views over the nature reserve toward the cricket pitch. This apartment has a southerly aspect and features an electric fire with stone effect surround. Two ceiling lights. TV point with Sky+ connectivity. Telephone point. Power points. Part glazed wooden door leading into separate kitchen.

Kitchen

This modern fitted kitchen has an integrated fridge and freezer. The built in electric oven, with easy access side opening door, has space for a microwave in the alcove above. A four ringed induction hob with tiled splash back and chrome extractor hood. A wide range of wall and base units. A double glazed window, with roller blind, sits above a stainless steel sink unit with mixer tap and drainer. Tiled floor.

Bedroom One

Double bedroom with a southerly aspect benefitting from views over the nature reserve. With a central ceiling light point. TV and



1 bed | £136,995

telephone point. A range of power sockets. Door to walk in wardrobe.

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

ANNUAL SERVICE CHARGE: £2,906.15 for the financial year ending 31st March 2026. 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.

Lease Information

Ground rent: £425 per annum
Ground rent review: 1st Jan 2028
Lease: 125 years from 1st Jan 2013

Additional Information and Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

