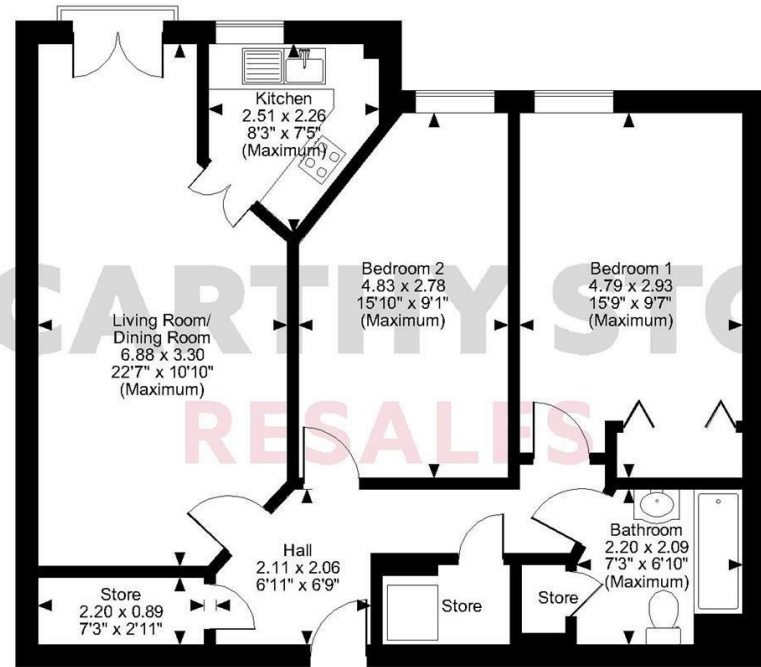
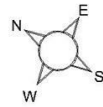


Jessop Court, Jessop Court, Chester Road, Little Sutton, Ellesmere Port
 Approximate Gross Internal Area
 753 Sq Ft/70 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

46 JESSOP COURT CHESTER ROAD, ELLESMERE PORT, CH66 3SR



COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	85
(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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Welcome to Jessop Court, a charming TWO BEDROOM RETIREMENT apartment WITH JULIET BALCONY on Chester Road in the delightful area of Little Sutton, Ellesmere Port.

ASKING PRICE £165,000 LEASEHOLD

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

JESSOP COURT, CHESTER ROAD, LITTLE SUTTON, ELLESMERE PORT

2 BED | £165,000

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. It's location is within 2 miles of Ellesmere Port which has a variety of shops for your perusal.

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 on Cheshire's Wirral peninsula which forms a quiet residential suburb of nearby Ellesmere Port. Jessop Court is situated on the main road linking Birkenhead, at the tip of the Wirral, with the nearby historic city of Chester and as a result is well served by either bus or rail services to both these destinations and Ellesmere Port itself. In addition, being located on the main street, Jessop Court is conveniently placed for the 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 large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there are two doors, one to a walk-in storage cupboard and the other to a separate airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in

the hall. Doors lead to the lounge, both bedrooms and bathroom.

LIVING ROOM

A bright and airy lounge with the benefit of a Juliet balcony. There is a feature electric fire with surround which acts as an attractive focal point and ample space for a dining table and chairs. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. Partially 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. Granite composite sink with mono lever tap and drainer. Eye level oven, ceramic hob and cooker hood. Integral under the counter fridge and freezer.

BEDROOM ONE

Double bedroom with a fitted mirror fronted double bifold doors, ceiling lights, TV and phone point.

BEDROOM TWO

Spacious second bedroom which could be used for a second reception room, hobby room or office. Ceiling lights, TV and phone point.

BATHROOM

Tiled and fitted with suite comprising of walk-in double shower base with fitted sliding doors, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan. Useful shelved storage cupboard.

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

Service charge of £3,525.59 per year until 28/02/2025.

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

Lease Length: 125 years from 01/01/2009.

Ground rent: £888.93 per annum.

Ground rent review: Jan-39

ADDITIONAL INFORMATION & SERVICES

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

Disclosure: The owner of this apartment is a McCarthy Stone employee.

