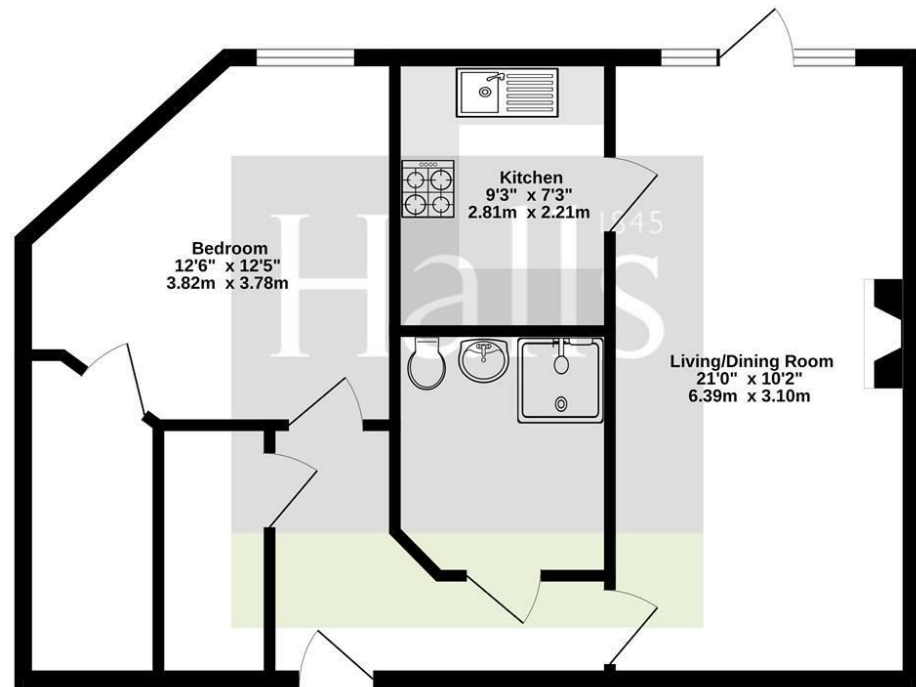


FOR SALE

31 Jebb Court, Ellesmere, Shropshire, SY12 0GA



Ground Floor
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

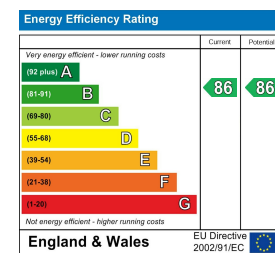
Offers In The Region Of £129,500

31 Jebb Court, Ellesmere, Shropshire, SY12 0GA

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



A well-designed and deceptively spacious one bedroom, first floor apartment situated within a purpose built retirement complex, conveniently situated in a pleasant edge of town location within easy reach of all local amenities.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Oswestry (8 miles), Shrewsbury (16 miles) and Chester (28 miles)
 (all distances are approximate)



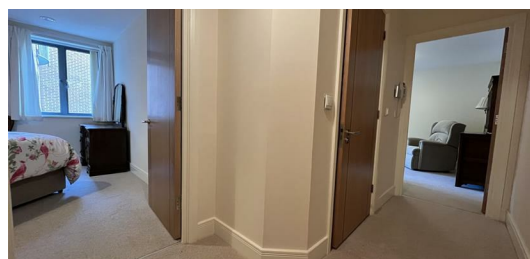
1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- Retirement Apartment
- Well Presented and Well Designed
- Deceptively Spacious
- 24 Hour Call System
- Communal Gardens
- Edge of Town Location

DESCRIPTION

31 Jebb court is a well-designed and deceptively spacious one bedroom, first floor apartment situated within a purpose built retirement complex, conveniently situated in a pleasant edge of town location within easy reach of all local amenities.

The internal accommodation is well presented and comprises entrance hall, living/dining room, kitchen, wet room, double bedroom (with walk-in wardrobe), and further storage. The property benefits from full double glazing, electric underfloor heating, and 24 hour call system.

Jebb Court benefits from an internal lift for residents.

Externally, the property is complimented by attractive communal gardens which are meticulously maintained, the cost for which are included within the service charge.

The sale of 31 Jebb Court does, therefore, offer the rare opportunity for purchasers to acquire a well presented one-bedroom retirement apartment situated within a well regarded complex of similar properties.

SITUATION

31 Jebb Court is located just a short walk from the centre of the sought after, North Shropshire town of Ellesmere, which boasts a range of amenities including supermarkets, restaurants, and a range of independent shops, as well as a number of recreational facilities. Ellesmere is also well located for access to the larger local towns of Oswestry, Shrewsbury, and Wrexham, all of which offer a more comprehensive level of amenities.

RECEPTION HALL

Fitted carpet as laid and doors leading to all principal rooms.

AIRING CUPBOARD/STORAGE ROOM

With fitted carpet and housing the Gledhill Pulsacoil heating system.

LIVING/DINING ROOM

10'2" x 20'11" (3.10 x 6.39)
 With fitted carpets as laid, glazed door leading onto a Juliet balcony which offers views over the rear of the building. The Room also features an electric "open-fire" style heater set onto a marvel effect hearth.

KITCHEN

7'3" x 9'3" (2.21 x 2.82)
 With tiled flooring and window onto rear elevation, a selection of base and wall units with inset stainless steel sink with draining area to one side and mixer tap above. Four-ring Hotpoint electric hob with extractor fan above and complimentary Zanussi electric oven go one side; further appliances to include an integrated Blomberg fridge/freezer and a freestanding Bosch dishwasher.

BEDROOM

12'6" x 12'3" (max) (3.82 x 3.74 (max))
 Fitted carpets as laid and window onto rear elevation. With a door leading into the:

WALK-IN WARDROBE

With a continuation of the fitted carpet and a range of shelving and clothes rails.

WET ROOM

With fully tiled floors and walls and a bathroom suite to include: hand basin (H&C) set into a vanity unit with double cupboard below, walk-in shower with mains fed shower and safety rail, and low flush WC. The Wet Room also features a heated towel rail and emergency pull cord.

CONDITIONS

Please note that all prospective purchasers of Jebb Court residential retirement properties must be 60 years of age if buying as a sole occupant, however, if buying as a couple, one occupant can be of a minimum of 55 years old.

The prospective buyer would be obligated to meet with the "House Manager" of Jebb Court to ensure suitability for the development.

GROUND RENT

We are advised of an annual ground rent of £425.

SERVICE CHARGE

We are advised that the current service charge for 31 Jebb court is £207.47 per month (£2,489.64 per year).

TENURE

The property is of leasehold tenure and we are are of the understanding that a 125 year lease was granted in 2013, thus, at the time of writing, circa 114 years remain unexpired.

SERVICES

We understand the property benefits from mains electricity, water and drainage.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is listed as a band A on the local authority register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.