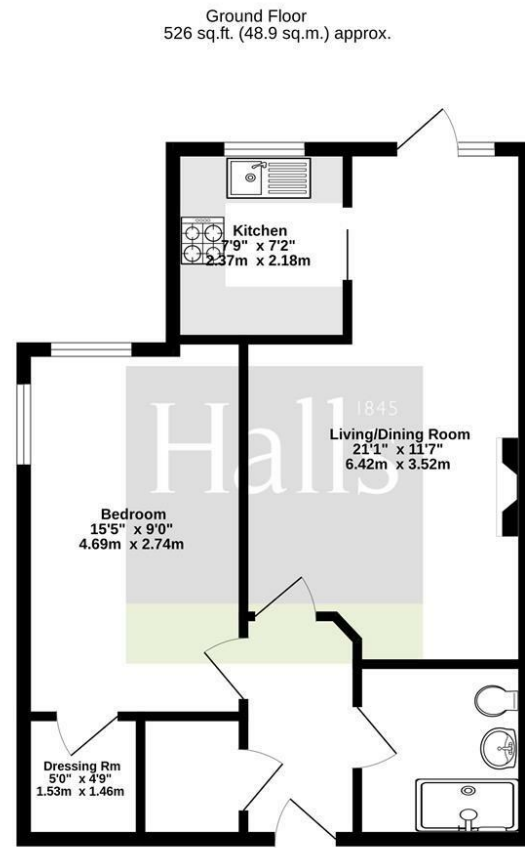


FOR SALE

22 Jebb Court, Ellesmere, Shropshire, SY12 0GA



TOTAL FLOOR AREA: 526 sq.ft. (48.9 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

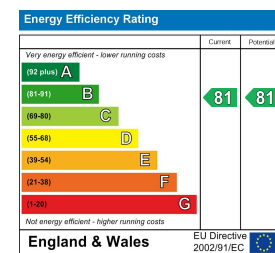
Offers in the region of £137,500

22 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

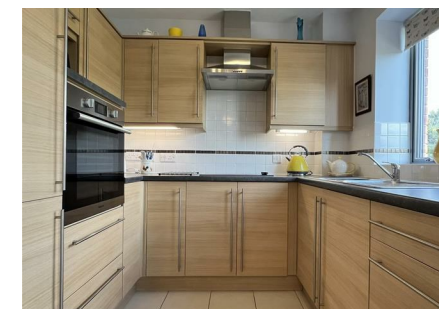


A well designed and smartly presented one-bedroom, first floor apartment boasting a pleasant outlook over a nature reserve, situated within a purpose built retirement complex and conveniently located in an edge of town position within easy reach of all local amenities.



01691 622 602

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



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



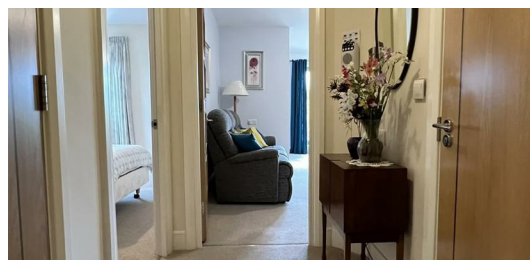
1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- One-Bedroom Retirement Apartment
- Well Presented and Well Designed
- Deceptively Spacious
- Balcony with Views Over Nature Reserve
- Communal Gardens and Lounge
- Edge of Town Location

**DESCRIPTION**

Halls are favoured with instructions to offer 22 Jebb Court for sale by private treaty.

22 Jebb court is a well designed and smartly presented one-bedroom, first floor apartment boasting a pleasant outlook over a nature reserve, situated within a purpose built retirement complex and conveniently located in an edge of town position within easy reach of all local amenities.

The internal accommodation is well presented throughout and comprises: an entrance hall, living/dining room, kitchen, wet room, double bedroom (with walk-in wardrobe). 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 is included within the service charge.

The sale of 22 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 on the edge of Ellesmere.

**SITUATION**

22 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 supermarket, 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 centres 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**

21'0" x 11'6" (6.42 x 3.52)  
 With fitted carpets as laid, glazed door leading onto a Juliet balcony which offers tranquil views over the Birch Road Pond Nature Reserve. The Room also features an electric "open-fire" style heater set onto a marble-effect hearth, with a door leading into the:

**KITCHEN**

7'9" x 7'1" (2.37 x 2.18)  
 With tiled flooring and window onto rear elevation, a selection of base and wall units with work surface 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 Hotpoint electric oven to one side, along with an integrated fridge/freezer.

**BEDROOM**

15'4" x 8'11" (4.69 x 2.74)  
 With fitted carpets as laid and dual aspect windows offering further views over the town and the Nature Reserve, with a door leading into a:

**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.

**FURNISHINGS**

Some of the furnishings are available by separate negotiation.

**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 22 Jebb court is £230.96.

The payment includes all water rates, insurance (except contents), the services of the house manager and maintenance of all common areas including the structure and grounds. The communal lift is serviced and maintained within this charge and it also includes window cleaning and servicing of the alarm and ventilation systems in the flats. It also includes the laundry room and associated electric.

A comprehensive list of what is included within the service charge is available upon request.

**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 113 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.