



FOR SALE

Offers in the region of £125,000

46 Jebb Court, Dairy Grove, Ellesmere, SY12 0GA

An immaculately presented one-bedroom, top-floor retirement apartment boasting excellent views over a local Nature Reserve, situated within a well-regarded development of similar properties in a convenient location within easy reach of the centre of Ellesmere.



Oswestry (8 miles), Wrexham (12 miles), Whitchurch (12 miles), Shrewsbury (17 miles).

All distances approximate.



- One-Bedroom Retirement Apt
- Immaculately Presented
- Deceptively Spacious
- Communal Gardens
- Views Over Nature Reserve
- Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer 46 Jebb Court for sale by private treaty

46 Jebb Court is a well designed and smartly presented one-bedroom, top-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 complemented by attractive communal gardens which are meticulously maintained, the cost for which is included within the service charge.

The sale of 46 Jebb Court does, therefore, offer an excellent 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.

THE ACCOMODATION COMPRISES

RECEPTION HALL

Fitted carpet as laid, door into Airing Cupboard containing a Gledhill Pulsacoil heating system, and further doors leading to all principal rooms

LIVING/DINING ROOM

20'11" x 11'5" (6.38 x 3.48)

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 6'11" (2.37 x 2.13)

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

15'0" x 9'0" (4.59 x 2.76)

With fitted carpets as laid and dual aspect windows, with a door leading into a Walk-In Wardrobe which contains a selection of shelving and clothing 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.



1 Reception
Room/s



1 Bedroom/s



1 Bath/Shower
Room/s



GROUND RENT

We are advised of an annual ground rent of £425

SERVICE CHARGE

We are advised that the current service charge for 46 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 said to be of leasehold tenure and we understand that a 125 year lease was granted in 2013, thus, at the time of writing, circa 113 remain unexpired.

Vacant Possession will be granted upon completion of the sale.

SERVICES

We are advised that the property benefits from mains water, gas, and drainage.

COUNCIL TAX

The property is within band A on the local authority register.

LOCAL AUTHORITY

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

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

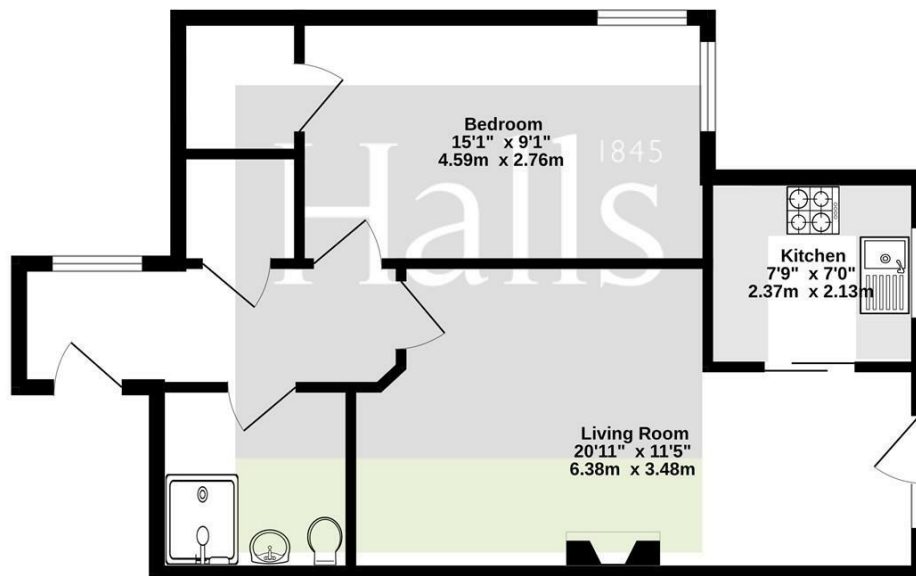
VIEWINGS

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

FOR SALE

46 Jebb Court, Dairy Grove, Ellesmere, SY12 0GA

Ground Floor
541 sq.ft. (50.2 sq.m.) approx.



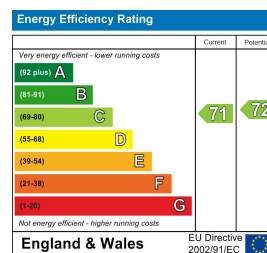
TOTAL FLOOR AREA : 541 sq.ft. (50.2 sq.m.) approx.

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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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 Ratings



01691 622 602

Ellesmere Sales

The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



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