



FOR SALE

Offers in the region of £119,995

29 Jebb Court, Ellesmere, Shropshire, SY12 0GA

A well presented and thoughtfully designed one-bedroom first-floor apartment situated to the rear of the development and enjoying views towards a nature reserve, positioned within a purpose built retirement complex conveniently located in a pleasant edge of town position within easy reach of all local amenities.



Oswestry (8 miles), Shrewsbury (16 miles) and Chester (28 miles)

(all distances are approximate)



- Retirement Apartment
- Well Designed
- Deceptively Spacious
- First Floor
- Views to the South
- Edge of Town Location

DESCRIPTION

Halls are delighted with instructions to offer 29 Jebb Court for sale by private treaty.

29 Jebb court is a well presented and thoughtfully designed one-bedroom first-floor apartment situated to the rear of the development and enjoying views towards a nature reserve, positioned within a purpose built retirement complex conveniently located in a pleasant edge of town position within easy reach of all local amenities.

The internal accommodation is well designed and stylishly appointed, whilst enjoying a desirable southerly aspect with views towards a nature reserve. Comprising an entrance hall, living/dining room, kitchen, wet room, double bedroom (with walk-in wardrobe), and further storage. The property benefits from full triple glazing, electric underfloor heating, and 24 hour call system.

Jebb Court benefits from an internal lift for residents and a front door camera allowing property owners to review visitors before allowing access to the building.

The sale of 29 Jebb Court does, therefore, provide the opportunity for purchasers of a qualifying age to acquire a well designed one-bedroom first floor apartment situated within a well-regarded and purpose built retirement complex.

SITUATION

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

21'1" x 11'6" (max) (6.43 x 3.52 (max))

With fitted carpets as laid, glazing to the rear positioned alongside a fully-glazed door which opens onto a Juliet balcony, and centrally located electric "living flame" effect fire, TV and telephone points, and a door leading into the:



1 Reception
Room/s



1 Bedroom/s



1 Bath/Shower
Room/s



KITCHEN

8'3" x 7'9" (2.52 x 2.38)

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; and a fridge/freezer.

BEDROOM

14'6" x 9'0" (4.43m x 2.75m)

Fitted carpets as laid, telephone point 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 29 Jebb court is £230.96 per month (£2771.52 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 112 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

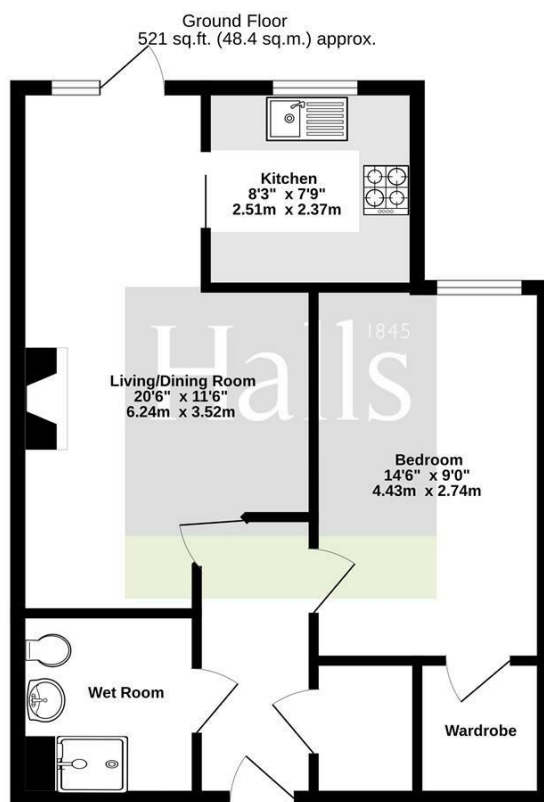
The property is listed as a band A on the local authority register.

VIEWINGS

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

FOR SALE

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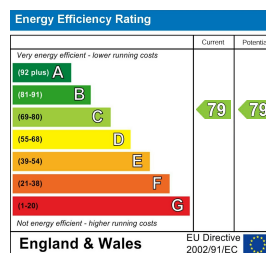
TOTAL FLOOR AREA: 521 sq.ft. (48.4 sq.m.) approx.

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



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Ellesmere Sales

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