

# BOWEN

PROPERTY SINCE 1862



£136,995

41 Jebb Court, Ellesmere, SY12 0GA

🏠 1 Bedroom

🚿 1 Bathroom

## 41 Jebb Court, Ellesmere, SY12 0GA



### General Remarks

A modern one bedroom second floor leasehold apartment located on the Jebb Court retirement complex close to the town centre of Ellesmere. The property benefits from one-way triple glazing, under floor heating, allocated car parking, and use of communal areas including mobile scooter park with charging area and resident's lounge.

41 Jebb Court is located on the retirement apartment complex situated in Wharf Road. The apartment offers modern well equipped living accommodation with the added benefit of security, laundry room, emergency call system linked to the House Manager and centre management system. A resident's lounge is located on the ground floor along with a battery scooter store with charging point and a parking area.



### Accommodation

**Location:** The apartment is located within a short distance of the town centre, local Tesco store and the Shropshire Union Canal. Ellesmere town centre provides local retail shops, hairdressers, cafes, public houses, post office and bank. Ellesmere is renowned for its local Meres and the nearby Shropshire Union Canal which provide walks and leisure activities all within walking distance. The larger towns of Oswestry, Shrewsbury, Wrexham and the City of Chester are easily accessible and the nearby village of Gobowen provides a main line train station with links to larger cities beyond.

**Main Entrance:** The apartment can be accessed either via a secure gate at the side or by pathway leading to the main entrance which leads to the communal lounge and corridors to the apartments and lifts.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Solid Wood Entrance Door with spy hole and letterbox:**

**Entrance Hall:** Wall mounted emergency speech module.

**Storage/ Laundry Cupboard:** With mains pressure hot water cylinder, slatted shelving and timer controls.

**Living/Dining Room:** 19' 7" x 11' 5" (5.96m x 3.49m) Spot lights to ceiling, TV and telephone points.

**Kitchen:** 9' 5" x 7' 6" (2.86m x 2.28m) Tiled floor, range of fitted wall cupboards with matching base units and worktop surface above. Stainless steel sink unit and drainer, 4 ring halogen hob with extractor hood above, built-in oven, integrated dishwasher and refrigerator/freezer, partly tiled walls.

**Bedroom:** 14' 0" x 9' 5" (4.26m x 2.88m) TV and telephone points.

**Walk-in Dressing Room:** 5' 3" x 4' 4" (1.59m x 1.32m) Lighting, hanging rails and shelves.

**Wet Room:** 7' 1" x 6' 10" (2.16m x 2.08m) Fully tiled walls and floor. Screened walk-in shower area, wash basin with fitted cupboards below, low level flush w.c. electric heated towel rail.

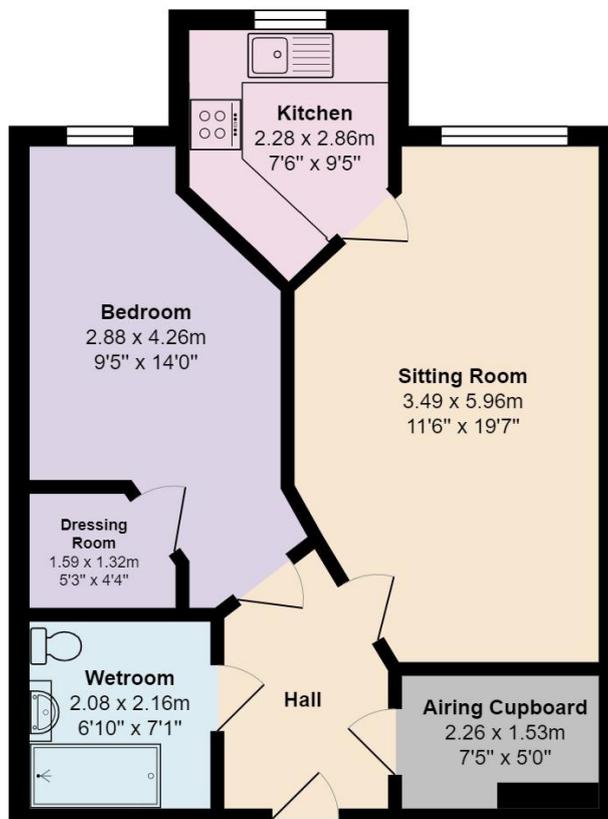
**Agent Note:** Please note all prospective purchasers of Jebb Court residential retirement apartments must be 60 years of age if buying as a sole occupant, if buying as a couple one occupant can be of a lesser age of 55 years old.

**Leasehold and Fees:** Ground rent currently payable (2024/25) is £425.00 per annum payable bi-annually and Service charge currently payable (2024/2025) is £230.96 payable per month.

**Car Parking:** Car parking permit scheme - subject to availability.

**Viewing and Further Information:** To arrange a viewing or for further information please contact the Ellesmere Office on (01691) 622534.

**Directions:** From the agent's office in The Square proceed along Scotland Street and take the first left into Wharf road where the development can be found on the left hand side. For vehicular access proceed along Scotland Street to the mini roundabout and go straight over towards the traffic lights, turn left at the traffic lights. Take the second left before the Tesco Supermarket and proceed along this road to the parking area.



Total Area: 53.1 m<sup>2</sup> ... 571 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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