

BOWEN

PROPERTY SINCE 1862



Asking Price £139,995

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

🛏 1 Bedroom

🚿 1 Bathroom

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



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General Remarks

A recently decorated modern one bedroom first 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 and off road car parking permit subject to availability. The apartment has views over the neighbouring nature reserve.

33 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 on site 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.

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 and post office. 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.

Accommodation

Main Entrance: The building can be accessed either from the car park on Dairy Grove or a pathway off Wharf Road to the main entrance leading to the communal lounge and corridors to the apartments and lifts.

Solid Wood Entrance Door: Incorporating spy hole, letter box and bell service.

Entrance Hall: Wall mounted emergency speech module, coving to ceiling.

Storage/Laundry Cupboard: Mains pressure hot water cylinder, slatted shelving and timed heating controls.

Lounge/Dining Room: 21' 1" x 11' 2" (6.42m x 3.41m)
Electric coal effect fire with marble effect mantel, surround and hearth, uPVC door with glazed side panel

to 'Juliet Balcony', TV and telephone points, coving to ceiling.

Kitchen: 7' 10" x 6' 11" (2.38m x 2.12m) Tiled floor, range of fitted matching timber effect wall and base units with worktop surface above. Stainless steel sink and drainer, 4-ring halogen hob with stainless steel extractor hood above, built-in electric fan assist oven, integrated fridge/freezer and dishwasher, party tiled walls.

Bedroom: 14' 6" x 9' 0" (4.43m x 2.74m) Dual aspect windows, TV point, coving to ceiling.

Walk-in Wardrobe: Lighting, hanging rails and shelving.

Wet Room: 7' 2" x 6' 8" (2.18m x 2.03m) Fully tiled walls and floor. Screened walk-in shower area, vanity wash hand basin, low level w.c., stainless steel electric heated towel rail.

Council Tax Band 'A'

EPC Rating 84|B

Tenure: We understand that the property is leasehold with vacant possession upon completion. The term of the lease is 125 years commencing May



2013. Further details are available from the agent on request.

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.

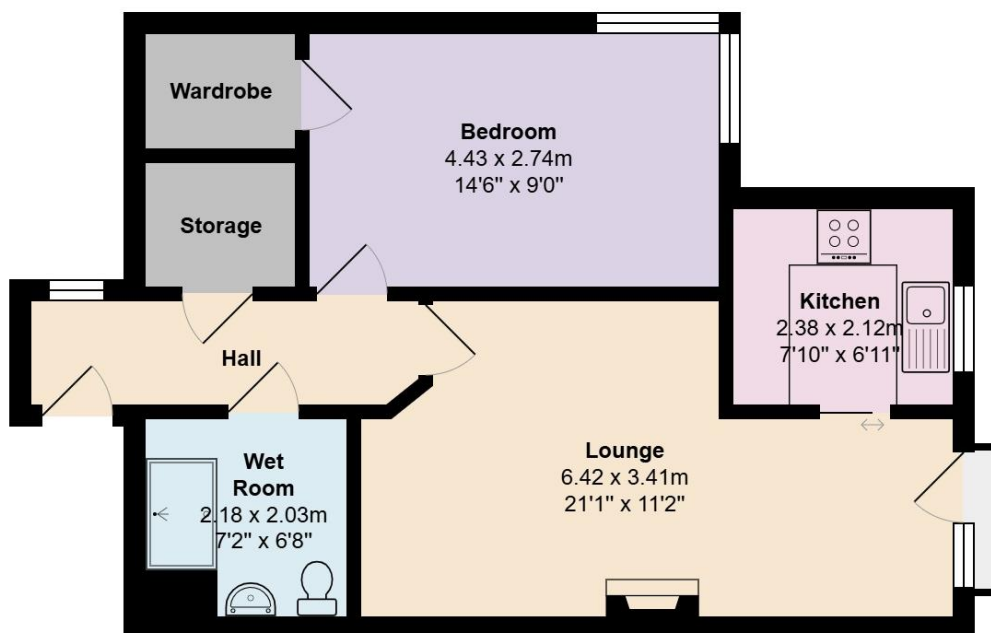
Agent Note: Please note all prospective purchasers of Jebb Court residential retirement apartments must be 60 years of age if buying as a sole occupant, if

buying as a couple one occupant can be of a lesser age of 55 years old.

Viewings 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

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



Total Area: 51.9 m² ... 559 ft²

All measurements are approximate and for display purposes only

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.