



**19 Jebb Court, Dairy Grove, Ellesmere SY12 0GA**

2 bedroom apartment—£165,000 Leasehold

# 19 Jebb Court, Dairy Grove, Ellesmere SY12 0GA

Coopergreenpooks.co.uk

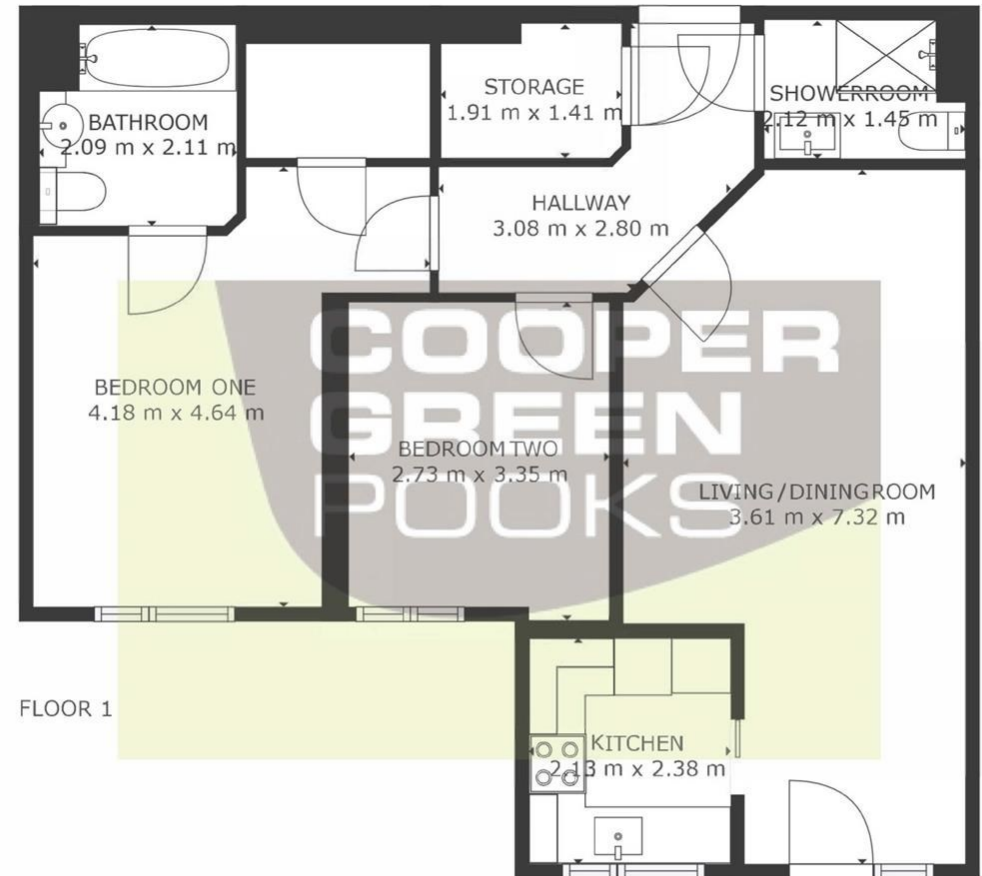
£165,000 Leasehold—2 bedroom apartment

sales@cgpooks.co.uk

Occupying a lovely position within a popular modern development, built with the over 60's in mind, this thoughtfully designed first floor apartment offers spacious and practical accommodation, finished to a high standard throughout, while being tucked away opposite a beautiful Nature Reserve and still just a short distance from the town centre.

## KEY FEATURES

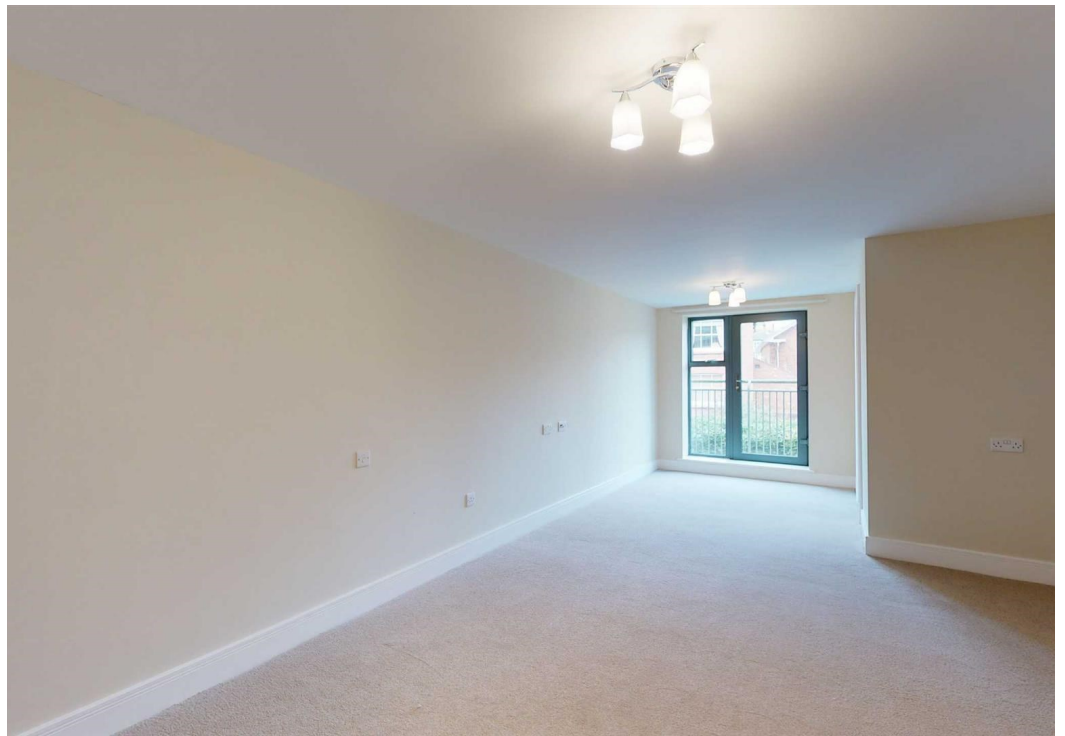
- Neatly presented communal hallway and conveniently located lift access to the first floor
- Good sized entrance hall with useful storage
- Living/dining room with feature Juliette balcony overlooking landscaped gardens
- Well-fitted kitchen, complete with integrated appliances
- Master bedroom with built in wardrobe and en-suite bathroom
- A further double bedroom and separate shower room
- Double glazed windows and electric underfloor heating
- Attractively landscaped communal gardens for residents to enjoy
- A superb location, situated just a short walk from the canal and an excellent range of amenities, the town centre is also just 150 yards away
- Residents of the development benefit from an on site 'House Manager', a laundry room, mobility scooter charging point, lift to all floors, landscaped gardens, secure entry system, 24 hour emergency call system and a 'Residents Lounge'. Residents must be aged 60 years or over



GROSS INTERNAL AREA  
FLOOR 1: 72 m<sup>2</sup>  
TOTAL: 72 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF  
www.cgpooks.co.uk  
sales@cgpooks.co.uk  
01743 276666







# 19 Jebb Court, Dairy Grove, Ellesmere SY12 0GA

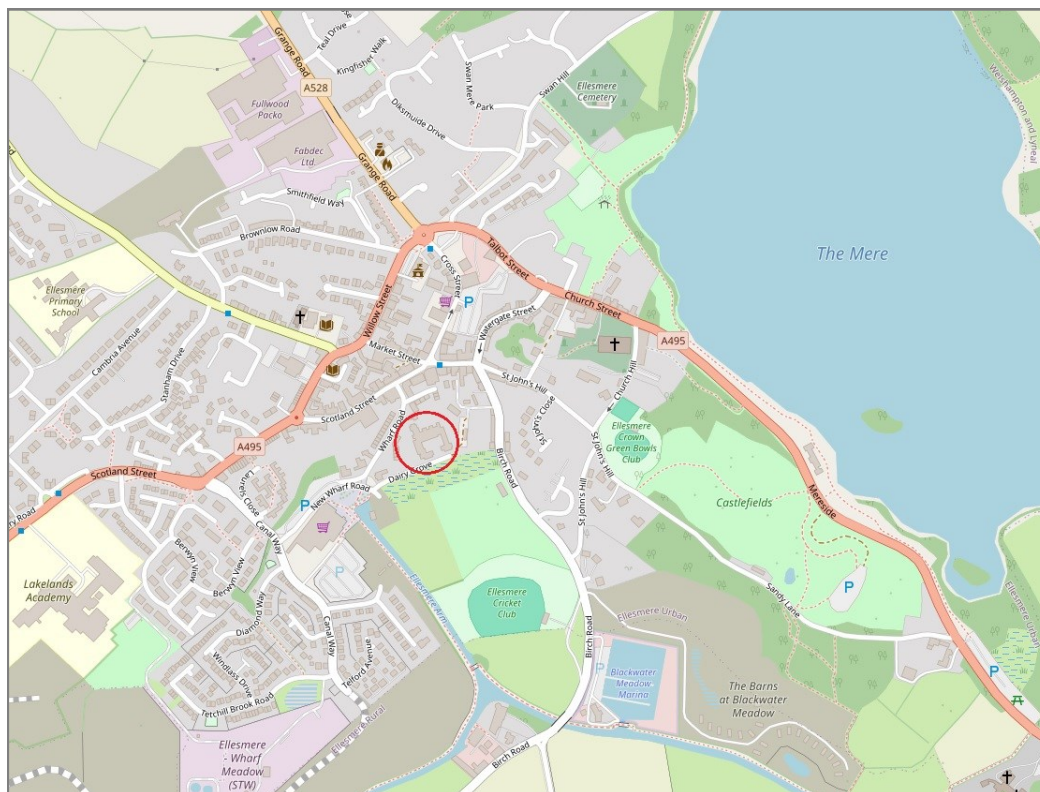
£165,000 Leasehold—2 bedroom apartment

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band B</b>
Services	<b>Mains services water, electricity and drainage are connected</b> <b>Heating is electric under floor</b>

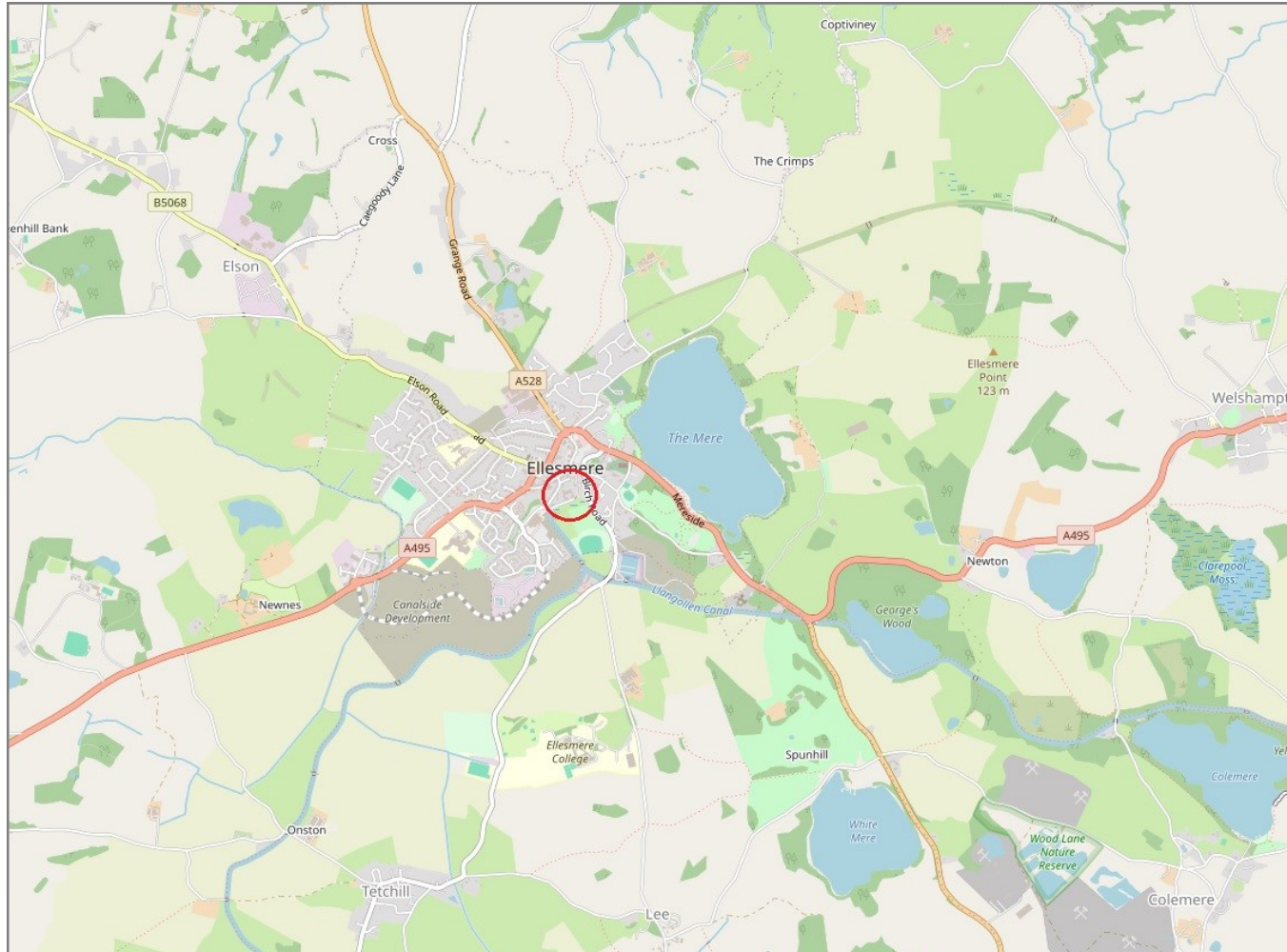
Tenure	<b>Leasehold</b>
Lease Length	<b>125 years from 1st Jan 2013</b>
Service Charge	<b>£2,771.52 PA - for financial year ending 31/03/2025</b>
Ground Rent	<b>£425 PA</b>

# 19 Jebb Court, Dairy Grove, Ellesmere SY12 0GA

Coopergreenpooks.co.uk

£165,000 Leasehold—2 bedroom apartment

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.