



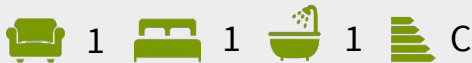
46 JEBB COURT

DAIRY GROVE | ELLESMERE || SY12 0GA



A beautifully decorated and much improved one-bedroom retirement apartment, enjoying a top-floor position with attractive views over the adjoining nature reserve, within this well-regarded development close to the centre of Ellesmere.

Offers in the region of £135,000



- 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 and with the benefit of no onward chain.

46 Jebb Court is a particularly well-presented one-bedroom retirement apartment which has been beautifully decorated and much improved, creating a smart and comfortable home ready for immediate occupation. Positioned on the top floor, the apartment is deceptively spacious and enjoys a particularly pleasant outlook over the neighbouring nature reserve. The accommodation includes a generous living/dining room, fitted kitchen, double bedroom with walk-in wardrobe and a well-appointed wet room.

The apartment forms part of the established Jebb Court development, where residents benefit from an internal lift, 24-hour call system and attractive communal areas. Outside, the development is surrounded by well-maintained communal gardens, with the apartment enjoying views towards Birch Road Pond Nature Reserve.

SITUATION

Jebb Court occupies a convenient position on the edge of Ellesmere, within easy reach of the town centre and its range of everyday amenities. Ellesmere is an attractive North Shropshire market town centred around The Mere and offers a good selection of independent shops, cafés, public houses and recreational facilities, together with convenient road connections towards Oswestry, Whitchurch and Shrewsbury.



JEBB COURT

Jebb Court is a purpose built retirement community constructed by McCarthy & Stone. The development is conveniently positioned within the historic heart of the lakeland town of Ellesmere and within easy reach of the town's many amenities, which includes a Tesco Supermarket, as well as its renowned landmarks, The Mere and the local branch of the Shropshire Union Canal.

THE PROPERTY

The apartment is approached from the communal areas, with lift access available to the upper floors. An entrance hall provides access to each of the principal rooms and includes useful storage.

The living/dining room is a particularly generous and light reception space, extending to approximately 20'11" in length. A glazed door with Juliet balcony takes full advantage of the attractive outlook across the nature reserve, while the proportions of the room allow ample space for both sitting and dining areas.

Opening from the living room is the fitted kitchen, incorporating a range of wall and base units together with an electric hob and oven and integrated fridge/freezer. The double bedroom is also well proportioned, with dual-aspect windows and the benefit of a useful walk-in wardrobe fitted with shelving and hanging space

Completing the accommodation is a spacious wet room, with walk-in shower, wash basin and WC, together with a heated towel rail and emergency pull cord. The apartment also benefits from double glazing and electric underfloor heating. output

OUTSIDE

Jebb Court stands within attractive and carefully maintained communal grounds, providing established planting and pleasant areas surrounding the development. A particular feature of No. 46 is its elevated outlook towards the adjoining Birch Road Pond Nature Reserve, providing an attractive green backdrop from the principal living accommodation



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 46 Jebb court is circa £253 pcm. 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.

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

N.B.

The furnishings are available for purchase by separate negotiation.



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.

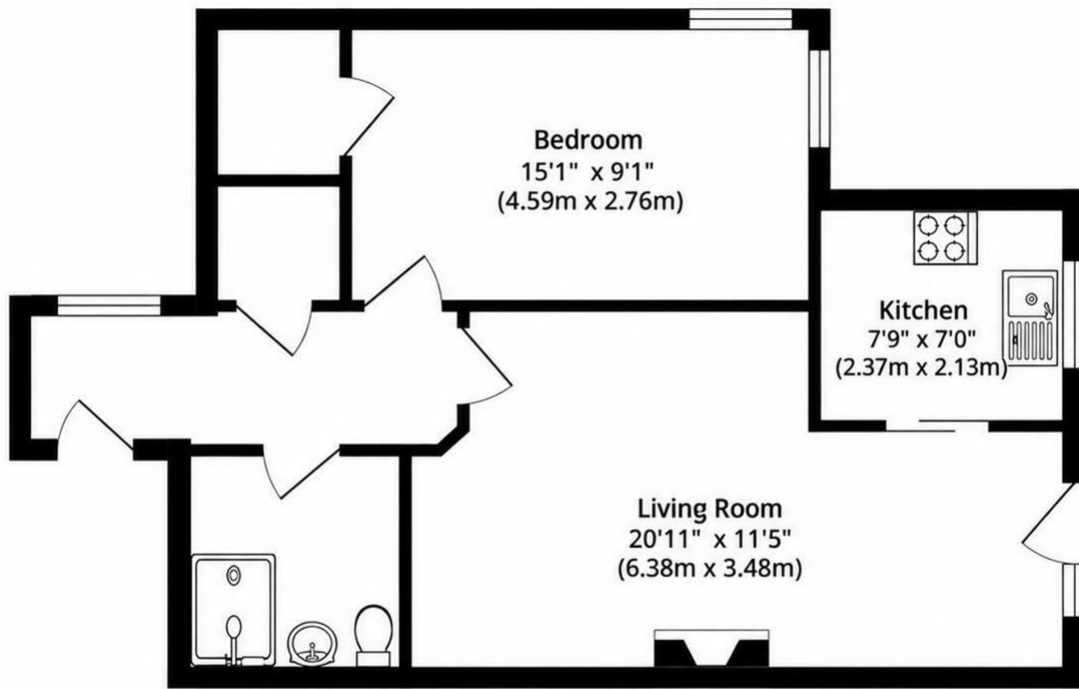
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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

Approximate Gross Internal Area
541 sq ft / 50.2 sq m

For identification only - Not to scale



GROUND FLOOR



This plan is for identification purposes only and should be used as such by any prospective purchaser. All measurements are approximate and not to scale. The position of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



ELLESMERE SALES

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch