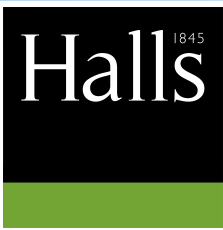
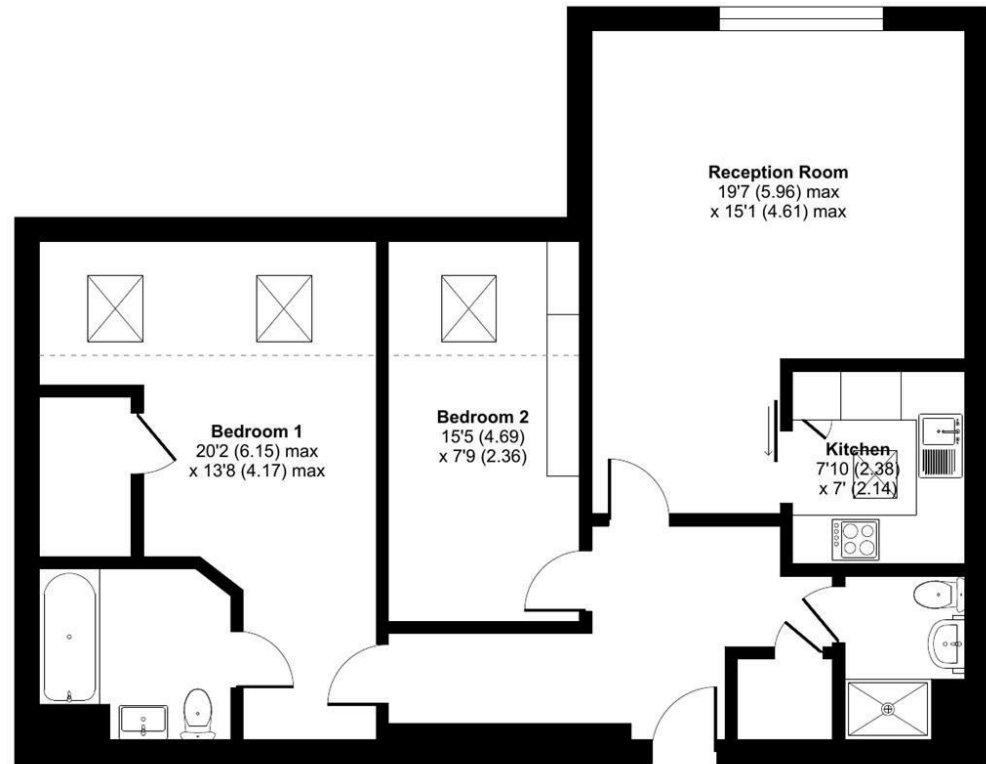


FOR SALE

38 Jebb Court, Ellesmere, Shropshire, SY12 0GA



Approximate Area = 792 sq ft / 73.6 sq m
Limited Use Area(s) = 94 sq ft / 8.7 sq m
Total = 886 sq ft / 82.3 sq m
For identification only - Not to scale



Denotes restricted head height

THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchem 2026. Produced for Halls. REF: 1482558



FOR SALE

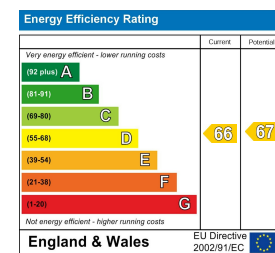
Offers in the region of £179,995

38 Jebb Court, Ellesmere, Shropshire, SY12 0GA

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 Rating



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

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

(All distances approximate)



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- **Two-Bedroom**
- **Well Presented and Designed**
- **Communal Facilities**
- **Master Bedroom with En-suite**
- **No Onward Chain**
- **Popular Retirement Development**

DESCRIPTION

Halls are delighted with instructions to offer 38 Jebb Court, in Ellesmere, for sale by private treaty and with the benefit of no onward chain.

38 Jebb Court is a well presented and smartly designed two-bedroom second floor apartment situated within a modern and highly regarded retirement complex, boasting a master bedroom with en-suite and walk in wardrobe, located within easy reach of all amenities on the edge of the lakeland town of Ellesmere.

Internally, the property is provides thoughtfully designed living accomodation which, at present, comprises an Entrance Hall, Living/Dining Room, Kitchen, Bedroom One (with En-Suite which benefits from a walk in bath with electric powered seat), Bedroom Two, and Shower/Wet Room, together with a number of storage cupboards.

The Jebb Court development provides a number of excellent communal features including a fully furnished Residents Lounge, a Guest Suite (ideal for when family come to visit), a House Manager, mobility scooter room and charging point, Laundry Room, and meticulously maintained communal Gardens.

The sale of 38 Jebb Court does, therefore, provide an excellent opportunity for purchasers to acquire a well presented and attractively positioned two-bedroom second-floor apartment situated within this well-regarded retirement complex, located on the edge of the lakeland town of Ellesmere.

SITUATION

38 Jebb Court is situated a short walk from the centre of the North Shropshire lakeland town of Ellesmere, which has an excellent range of local shopping and recreational facilities. Ellesmere is also within easy reach of the larger centres of Oswestry (8 miles) and the county town of Shrewsbury (16 miles), both of which, have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES

- Kitchen: 2.38m x 2.14m
- Living Room/Dining Room: 5.96m x 4.61m
- Bedroom One: 6.15m x 4.17m
- En Suite:
- Walk in Wardrobe:
- Bedroom Two: 4.69m x 2.36m
- Family Bathroom:

N.B.

Please note all prospective purchasers of Jebb Court residential retirement apartments 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.

24 hour emergency call system fitted. Underfloor heating to all rooms and hallway, thermostatically controlled. Hot water is provided by an electric Pulsacoil mains water pressure system. Heating and hot water are also linked to an off peak Economy & supply.

GROUND RENT

There is a Ground Rent of £495 per annum.

SERVICE CHARGE

There is a Service Charge of around £346.45 per month, which covers the Management Services (a copy of the full breakdown can be provided, if required).

CAR PARKING SPACE

A car parking space can be applied for in the adjacent privately owned car park.

TENURE

The property is said to be of leasehold tenure with an original term of 125 years being granted in January 2013, thus, around 112 years remain unexpired.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' B ' on the Shropshire Council Register.

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 £30 (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. Tel: (01691) 622602.