

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £400

34 Jebb Court, Ellesmere, SY12 0GA

---

🏠 2 Bedrooms

🚿 2 Bathrooms

## 34 Jebb Court, Ellesmere, SY12 0GA



### General Remarks

First Floor Two Bedroom Retirement Apartment  
Within Walking Distance to Town Centre & Local Amenities

Double Glazing, Energy Efficient Dry Electric Under Floor Heating

Communal Residents Lounge & Laundry Room

Holding Deposit £92.00 Deposit £461.00

EPC Rating 78|C Council Tax Band 'B'

Applicants must be 60 or over to live in this complex.

34 Jebb Court is part of the Retirement Apartments located on the prestigious Jebb Court development. The apartment offers modern, well equipped and spacious living accommodation within a most desirable complex. Jebb Court offers security and comfort as well as a lift, laundry room, emergency call system linked to the House Manager, and Central Management System. There is a resident's lounge located on the ground floor, a battery scooter store with charging points.

**Location:** The apartment is located within a short distance of the town centre, local Tesco Store and the Shropshire Union Canal. Ellesmere town centre offers a large variety of local retail shops, hairdressers, cafes, public houses, post office and banks. The larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester are easily accessible with the train station at nearby Gobowen taking you further afield.

Apartment 34 is one of the larger corner two-bedroom properties and is located on the first floor with stairs nearby or a lift located down the corridor. The property benefits from triple glazed windows and an energy efficient dry electric under floor heating system and hot water.

**Entrance Hallway:** Spacious hallway with emergency intercom, door entry system, intruder and smoke alarms. Illuminated light switches and ceiling lights, large storage cupboard and doors off to:



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.

**Lounge:** 24' 6" x 11' 9" (7.46m x 3.58m) Feature fireplace, french door to 'juliette' balcony overlooking nature reserve. T.V/radio/satellite/telephone points, possible dining area off lounge & part glazed oak door into:

**Kitchen:** 8' 6" x 6' 11" (2.59m x 2.11m) Range of matching wall and base units with work surfaces over and partly tiled walls, sink and drainer. Integrated refrigerator/freezer, built-in oven and halogen hob with extractor hood over.

**Bedroom One:** 15' 1" x 13' 5" (4.59m x 4.09m) Dual aspect windows which are south and west facing respectively. Walk-in wardrobe, TV/telephone points and door to:

**Fully Tiled En-Suite Shower Room:** 6' 11" x 6' 8" (2.11m x 2.03m) shower cubicle (grab rails for safety), low level w.c, vanity unit incorporating wash basin with lever taps, shaver socket, heated towel rail and tiled flooring.

**Bedroom Two:** 10' 11" x 9' 1" (3.32m x 2.77m) TV and telephone points.

**Wet Room:** 6' 11" x 4' 8" (2.11m x 1.42m) Open access shower cubicle with thermostat control, low level flush w.c and vanity unit incorporating wash hand basin. Shaver socket, heated towel rail and tiled flooring.

**Outside and Facilities:** Parking subject to availability, a guest suite available for family and friends when visiting, communal residents lounge and laundry.

**Leasehold and Fees:** Current Ground rent £495.00 p.a. (payable bi-annually) Current Service Charge £379.94 per month. Parking is subject to availability £250.00 p.a.

**Council Tax Band 'B'**

**EPC Rating 78|C**

**Holding Deposit £92.00**

**Deposit £461.00**

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

Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.





A property business  
steeped in heritage  
with a forward  
thinking outlook.

[bowen.uk.com](http://bowen.uk.com)

**BOWEN**

PROPERTY SINCE 1862