

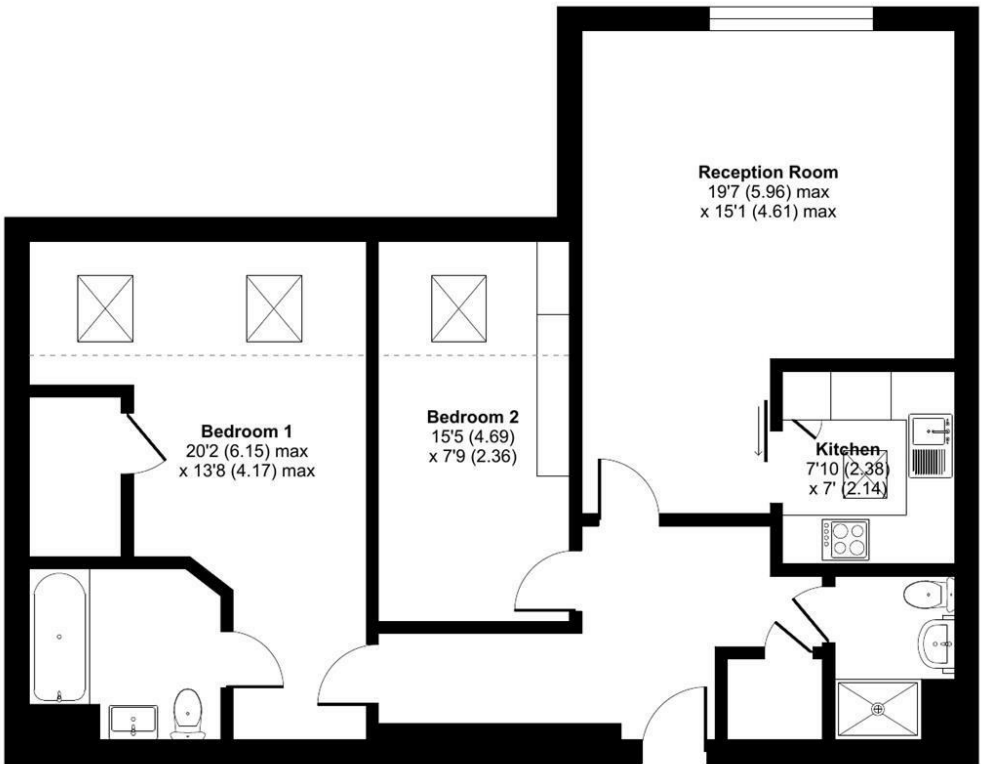
FOR SALE

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). © n\checon 2026. Produced for Halls. REF: 1482558



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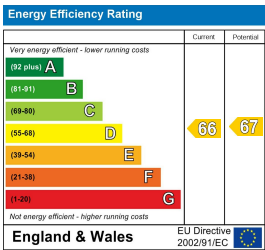
Offers in the region of £179,995

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



A very spacious, two-bedroom apartment offering over 750 sq ft of well presented internal accommodation, whilst benefitting from attractive communal gardens and close proximity to all local amenities, conveniently situated within an acclaimed retirement complex located in a pleasant edge of town setting.



01691 622602

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



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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 £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. Tel:[01691] 622602.