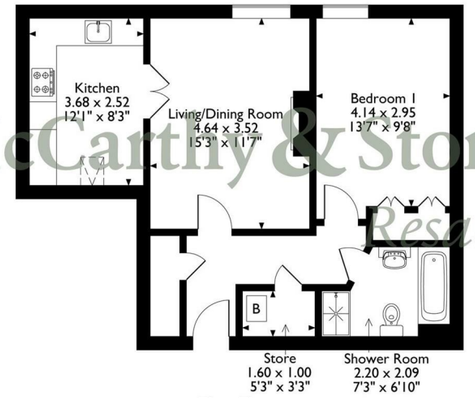
Excellent

Trustpilot

McCarthy & Stone
Resales.

44 Jessop Court, Chester Road, Little Sutton, Ellesmere Port
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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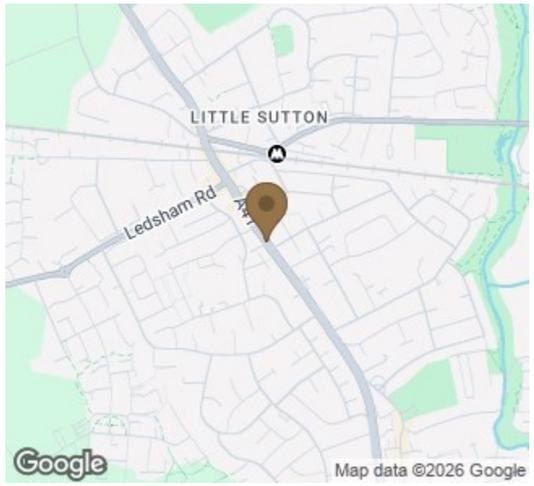

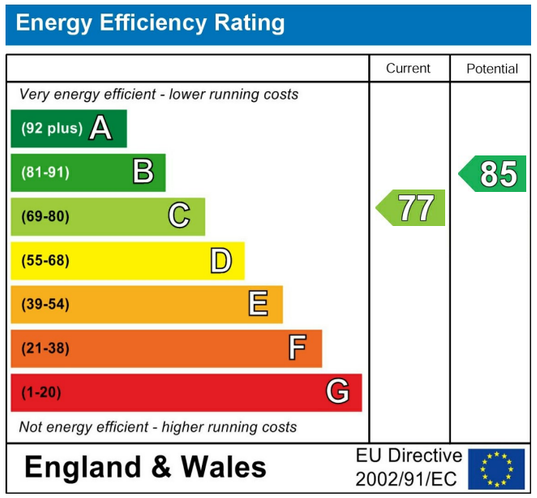

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

44 Jessop Court

Chester Road, Ellesmere Port, CH66 3SR

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 44 Jessop Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £135,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious double bedroom
- House Manager on-site during office hours
- Communal Lounge where social events take place
- Guest Suite for visiting family & friends
- Laundry room
- Landscaped gardens with patio area
- Security entry system
- Close to all amenities
- Excellent transport links
- 24-Hour emergency call system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

44 Jessop Court, Ellesmere Port

1 | 1 | Asking price £135,000

Jessop Court

Jessop Court is a McCarthy & Stone Retirement Living development made up of one and two bedroom apartments, specifically designed for the over 60's, situated on Chester Road. It's location is within 2 miles of Ellesmere Port which has a variety of shops for your perusal.

Jessop Court has a dedicated House Manager on site during the day to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £35 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Little Sutton itself is a village on Cheshire's Wirral peninsula which forms a quiet residential suburb of nearby Ellesmere Port. Jessop Court is situated on the main road linking Birkenhead, at the tip of the Wirral, with the nearby historic city of Chester and as a result is well served by either bus or rail services to both these destinations and Ellesmere Port itself. In addition, being located on the main street, Jessop Court is conveniently placed for the local shops including a newsagents, post office and convenience store with a greater selection of shops in Ellesmere Port just 2 miles away.

Property Overview

This very well-presented one-bedroom, second-floor, east-facing apartment overlooks the front of the development. It features a bright, spacious lounge with a full-length floor-to-ceiling window, a modern fitted kitchen with integrated appliances, and a generous double bedroom with a mirror-fronted double wardrobe. The contemporary bathroom has both a bath and walk-in shower, complemented by a good-sized storage room. Ideally positioned close to the communal staircase and just a short walk from the communal lift.

Social Lifestyle

The Communal Lounge is at the heart of the community at Jessop Court and is where the majority of social gatherings take place. Regular activities include; Fish & Chip lunch, whist, canasta, Card games, Mahjong, movie afternoon, bingo, quiz's and also coffee mornings.

They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Jessop Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £2,788.08 per annum (up to financial year end 28th February 2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information

Ground Rent: £763.21 per annum
Lease Length: 125 years from Jan 2009

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.