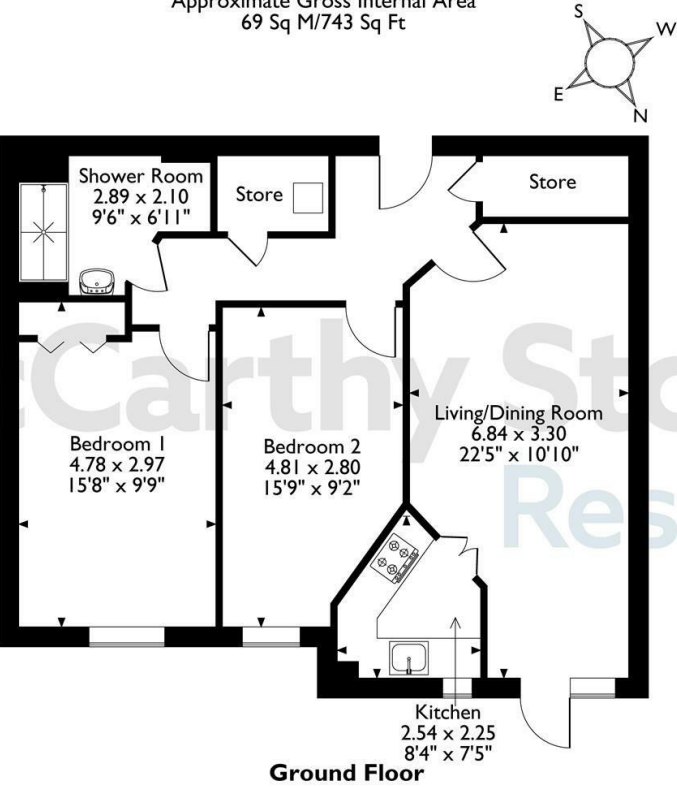


12 Jessop Court, Chester Road, Little Sutton, Ellesmere Port, Cheshire
Approximate Gross Internal Area
69 Sq M/743 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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12 Jessop Court

Chester Road, CH66 3SR



Asking price £175,000 Leasehold

A BRIGHT & SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT situated in this MUCH SOUGHT AFTER age exclusive McARTHUR STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S in the centre of LITTLE SUTTON village.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Jessop Court, Chester Road, Little Sutton,

2 Bed | £175,000

Summary

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. Jessop Court is located 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 £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

Local Area

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 bus and rail services to both these destinations and to Ellesmere Port itself. In addition, being located on the main street, Jessop Court is conveniently placed for the local shops including a newsagents, bakery, pharmacy, sub-post office and convenience store with a greater selection of shops in Ellesmere Port just 2 miles away.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. there is also the benefit of a separate storage cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and

emergency pull cord located in the hall, there is also another located in the shower room. Doors lead to the lounge, bedrooms and shower room.

Living Room

A bright and airy spacious lounge with the benefit of patio doors leading onto private patio area and with access to the communal gardens. There is a feature electric fire with surround which acts as an attractive focal point, with ample space for a dining table and chairs. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. Partially single glazed doors into a separate kitchen.

Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window overlooking communal gardens. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob and cooker hood.

Bedroom One

Double bedroom with a fitted mirror fronted sliding wardrobe, ceiling lights, TV and phone point.

Bedroom Two

Spacious second bedroom which could be also be used as a dining room. Ceiling lights, TV and phone point.

Shower Room

Tiled and fitted with a walk in cubicle with shower and grab handles and also with fitted shower seat. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan and also a 24 hour emergency response pull cord.

Service charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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

Annual Service Charge £4,182.00 for financial year ending 01/03/2027

Car Parking Permit Scheme-subject to availability

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

Lease Information

Ground rent: £888.91 per annum
Lease: 125 years from 1st Jan 2009
Ground rent review: 1st Jan 2039

Moving Made Easy & Additional Information

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 check our webpage additional services or speak with our Property Consultant.

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

