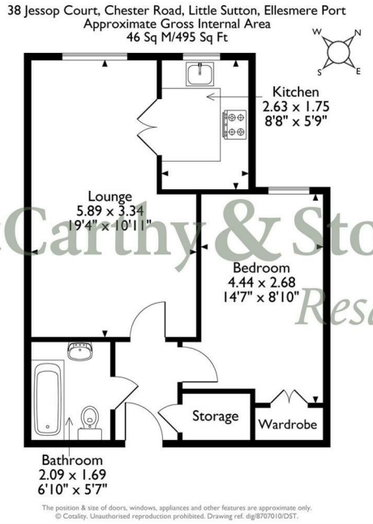
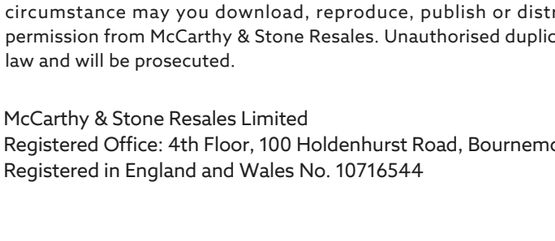
Excellent

Trustpilot

McCarthy & Stone
Resales.




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Registered in England and Wales No. 10716544

The Property Ombudsman









## 38 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 38 Jessop Court could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £130,000
## Leasehold

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

### Why you'll love living here:

- Spacious one-bedroom retirement apartment offered in great condition
- Stunning views across the communal gardens
- Close to all amenities
- Security entry system
- 24-Hour emergency call system
- House Manager on-site during office hours
- Communal Lounge where social events take place
- Guest Suite for visiting family & friends
- Laundry room
- Landscaped Gardens

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 38 Jessop Court, Ellesmere Port

1 | 1 | Asking price £130,000

## 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.

Little Sutton 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.

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

## Property Overview
This very well presented one-bedroom, first-floor apartment with a North-facing position overlooking Jessop Courts communal gardens. The spacious lounge with a large picture window allowingin plenty of natural light, while the accommodation also features a modern fitted kitchen with integrated appliances, a generous double bedroom with a mirror fronted wardrobe, a contemporary bathroom, and a spacious storage cupboard. Ideally located within walking distance of the commuanl lift to allow easy access to the homeowners lounge.

## 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 Feb 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
Ground Rent review: 2039
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.



















