



Jebb Court

Retirement apartments in the heart of Ellesmere



 **Retirement
LIVING**
from McCarthy & Stone

Put yourself in the picture

As the UK's number one retirement builder, we're delighted to offer you a beautiful new apartment you'll be proud to call home. Jebb Court is a contemporary development of 32 one and 15 two bedroom Retirement Living apartments for the over 60s, where you can enjoy those little 'luxuries' like having underfloor heating and a walk in wardrobe, as well as the clever room design that makes the most of the natural light.

Your new apartment brings you so much more than just a stunning new home. We've paid attention to the things that matter most to you. There's a House Manager, a lounge and the development maintenance, such as gardening and window cleaning, covered in the service charge. It really is life made easier.



"I looked around at a few McCarthy & Stone properties and the thing that impressed me the most was that everyone I seemed to meet was really happy with their decision to buy with McCarthy & Stone."

John Henley, Homeowner - Pitlochry





Designed for you

With a track record that's second to none in the retirement building industry for customer satisfaction, we create developments that we can be proud of. The location of Jebb Court is ideal for anyone looking to settle within Ellesmere.

The quality of your new home extends to the energy efficiency. Our developments are energy efficient, with underfloor heating keeping your apartment at a consistent temperature and features like double glazing and insulation, giving you some respite from soaring energy costs.



Sometimes it's the little extras that make all the difference. Like having ensuite guest accommodation available at a modest charge[^], with TV and tea and coffee making facilities, for your friends and family to stay in. Your well behaved pet is welcome to join you in your apartment too. Ask your sales consultant for more details.

The development also features a fully equipped laundry, a mobility scooter store and charging room and private car parking on site*. The lounge is great for impromptu 'get togethers' and celebrations with your new neighbours.



[^]Typically £25 per night. *Subject to availability.





Make it your own

Our spacious design gives you lots of 'living room', so it's easy to put your own mark on it – whether you are bringing your favourite furniture with you or taking the opportunity to make some changes and buy some new things. We're here to help you with every step of your move, including a handyman service[†] when you move to help you put up some shelves or hang curtains.

[†]Ts&Cs apply, Free one hour service available within first 30 days of moving into your apartment. Not applicable on resales.

Enjoy peace of mind

Living at a Retirement Living development by McCarthy & Stone gives you more than just a sparkling new home. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system, should you require assistance and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the laundry, lounge and other communal areas.

When you come to make your move, there's no need to worry as we'll be with you every step of the way. We can assist you in selling your existing home and deal with much of the paperwork. You can sit back and let us do some of the hard work for you.



"We like to go away quite often and enjoy spending our free time travelling. Now it's great because we can plan to go away whenever we want, with the peace of mind that our home is safe."

Barbara Smith, Homeowner - Hyde







Walk in wardrobe



Lever taps



Apartment features at Jebb Court

General

- Juliet balconies to selected apartments
- Double glazing
- Walk in wardrobe in main bedroom
- Telephone and television point in living room and main bedroom
- Sky/Sky+ connection point in living room

Kitchen

- Fitted kitchen with integrated upright fridge freezer and ceramic hob
- Single oven
- Chimney extractor hood
- Stainless steel sink with mono block lever tap
- Under pelmet lighting

Bathroom

- Walk in shower
- Mono block lever taps
- En-suite bathroom in two bedroom apartments

- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor fan

Heating and finishes

- Underfloor heating
- Illuminated light switches for bathroom and main bedroom
- Oak veneered doors
- Chrome door furniture

Safety and security

- Camera entry system for use with a standard TV
- 24 hour emergency call system provided via a personal pendant with call point in bathroom
- Intruder alarm
- Mains connected smoke detector



Development features

- Homeowners' Lounge
- House Manager
- Guest suite[^]
- Laundry
- Lift to all floors
- Landscaped garden
- Mobility scooter store[#]
- Car parking available on site to resident permit holders[#]
(Please ask the Sales Consultant for more details).

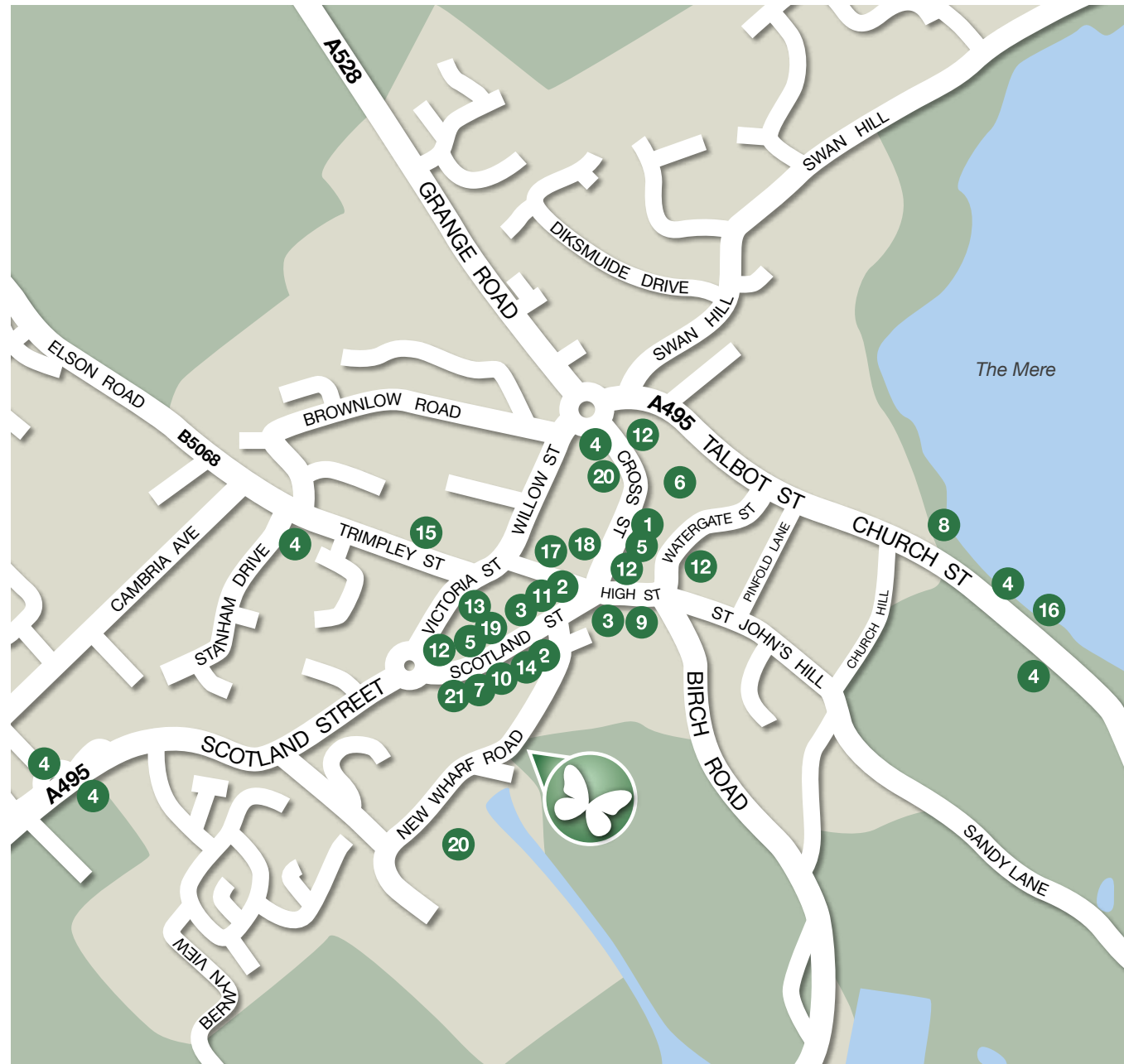


Guest suite

[^]Extra charge applies [#]Subject to availability



Jebb Court



- 1 Bakery and Delicatessen
- 2 Bank
- 3 Barber
- 4 Bus Stop
- 5 Butcher
- 6 Car park
- 7 Chiropodist
- 8 Cremore Gardens
- 9 Dentist
- 10 Florist
- 11 Green grocer
- 12 Hairdresser
- 13 Library
- 14 Market Hall
- 15 Medical Practice
- 16 Mere Visitor Centre
- 17 Optician
- 18 Pharmacy
- 19 Post Office
- 20 Supermarket
- 21 Tea rooms



Life in Ellesmere

Located in the picturesque countryside of north Shropshire, the small market town of Ellesmere is famed for its location next to 'The Mere', one of nine glacial meres or shallow lakes in the local area. A haven for birdwatchers and boating enthusiasts alike.

Ellesmere was firmly put on the map in the 18th century when a meeting was held in the town proposing the construction of a canal, linking the industrial midlands with the port of Liverpool. Thomas Telford was commissioned to design and oversee the construction of the project, now known as the Llangollen canal. Ellesmere is also the birthplace of Eglantyne Jebb, the social reformer who co-founded Save The Children in 1919 and lent her name to the development.

Jebb Court is ideally situated, close to the canal and a major supermarket, less than 150 yards walk into the town centre. Shoppers can enjoy the medieval streets and pretty Georgian half-timber buildings, whilst visiting the many independent shops the town prides itself on including tea rooms, florists and gift shops. With all this and more, Jebb Court really is the ideal place to enjoy your later life.

St Marys Church



Ellesmere Town Sign



Ellesmere Wharf







Next steps...

To register your interest or to find out the latest on Jebb Court call us on 01691 624860.

Development Overview

Site & Ground Floor



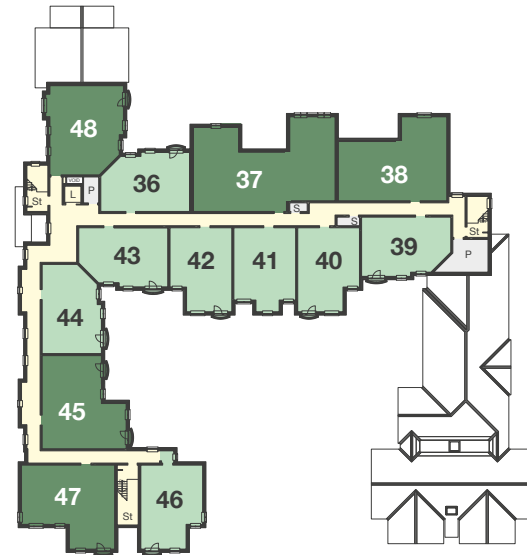
- | | | | |
|---|---------------------|------------|--------------------------|
|  | 1 bedroom apartment | K | - Kitchen |
|  | 2 bedroom apartment | L | - Lift |
|  | Communal areas | MSS | - Mobility Scooter Store |
|  | Staff areas | Of | - Office |
| | | P | - Plant room |
| | | S | - Store |
| | | SS | - Sub-Station |
| | | St | - Stairs |



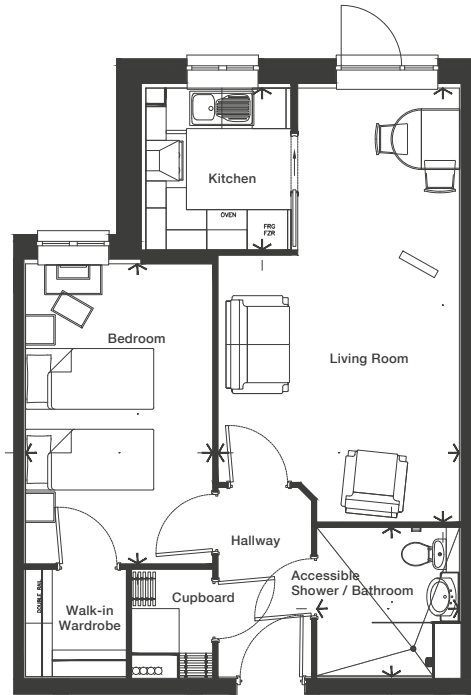
First Floor



Second Floor

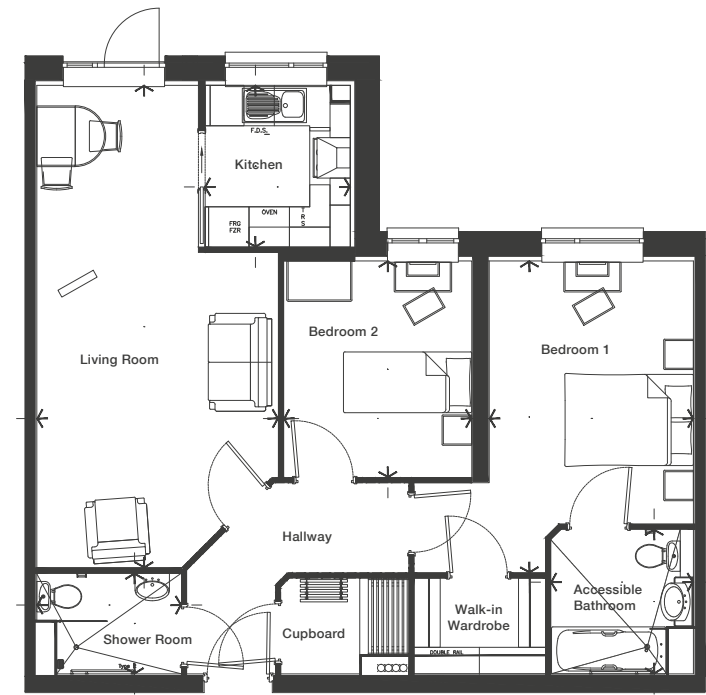


Typical one bedroom apartment



Living Room (Max.)	21'1" x 11'9"	(6430mm x 3580mm)
Kitchen (Max.)	7'10" x 7'1"	(2400mm x 2150mm)
Bedroom (Max.)	14'7" x 9'1"	(4450mm x 2775mm)
Shower/Bathroom (Max.)	7'3" x 6'11"	(2215mm x 2115mm)

Typical two bedroom apartment



Living Room (Max.)	23'5" x 11'9"	(7150mm x 3580mm)
Kitchen (Max.)	7'10" x 7'1"	(2400mm x 2160mm)
Bedroom 1 (Max.)	15'2" x 9'11"	(4620mm x 3025mm)
	Excluding wardrobe and door swing space	
Bedroom 2 (Max.)	10'6" x 9'2"	(3210mm x 2790mm)
Bathroom (Max.)	7'0" x 6'11"	(2145mm x 2115mm)
Shower Room (Max.)	4'11" x 7'0"	(1495mm x 2145mm)

See individual apartment plans for specific details. Arrows denote measurement points

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.

How to find Jebb Court

Jebb Court, Dairy Grove, off Wharf Road, Ellesmere, Shropshire SY12 0GA

Tel: 01691 624860

Travelling by car from Whitchurch

Heading on the A495 signposted Ellesmere, bear right and turn right at the T-junction into Ellesmere. At the roundabout, take the 1st exit onto the A495. At the next roundabout, take the 1st exit straight on. Take the next left onto Canal Way and then the 2nd right onto New Wharf Road. Jebb Court is located at the bottom of New Wharf Road.

Travelling by car from Owestry

Head along the A495, until you come to a roundabout and continue straight on. Take the 3rd left into Canal Way and then the 2nd right onto New Wharf Road. Jebb Court is located at the bottom of New Wharf Road.




To find out more, call us on **0800 919 132**
or visit www.mccarthyandstone.co.uk

We're online, why not join us at www.mccarthyandstone.co.uk

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We welcome your comments

If you have a comment about any aspect of McCarthy & Stone's products or services, we'd love to hear from you. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ or email us at: comments@mccarthyandstone.co.uk

Please include as many details as possible. Please be assured that, in the event your correspondence necessitates a response by us, we promise to be in touch within 5 working days.

Computer generated images - development may be subject to variations in appearance, gardens indicate several years growth. All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view. Details correct at time of print. McCarthy & Stone Retirement Lifestyles Limited, Ross House, Binley Business Park, Harry Weston Road, Coventry CV3 2TR • Tel: 02476 441199

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