



  
& Assisted Living

## Jenner Court

Living life with a  
helping hand at  
St George's Road,  
Cheltenham





# Welcome to Jenner Court

Jenner Court is an attractive development of 67 one and two bedroom Assisted Living apartments in an enviable position, close to the centre of the Regency town of Cheltenham, for those over the age of 70.

If you are looking to live in a beautiful new apartment that you own, but also want the peace of mind knowing that there is support on hand, Jenner Court could be the answer. You'll benefit from our care and support packages\* tailored to suit you. Cooking and cleaning are a thing of the past with a three course lunch provided every day in the waitress-service restaurant\* – so you can sit back and relax, knowing that everything is taken care of.

\*A charge applies



# Living life with a helping hand

**Assisted Living at Jenner Court gives you more than just companionship and privacy on your terms. You'll have all the help and support you need to enjoy life and maintain your independence, on your doorstep.**

## Dining in style

Jenner Court has a waitress-service restaurant delivering freshly prepared three course lunches and tasty suppers every day of the year\*. If there's cause for a celebration, you can book events in the function room and your guests are welcome to stay over in the guest suite\*\*.

## Flexible support to suit you

Assisted Living is more than help with the tasks of daily living. It's about the flexibility of being able to choose what personal care and support you need, from a qualified, reliable and friendly on-site care team you will know and trust. Importantly, this care is available 24-hours a day, 365 days a year from our own care team – YourLife Management Services. YourLife is registered with the Care Quality Commission, the governing body responsible for regulating care services in England.

To read the CQC's independent evaluation of our provision, see: [www.cqc.org.uk/directory/1-172521302](http://www.cqc.org.uk/directory/1-172521302)

## Domestic assistance is included

One hour of domestic assistance per week is already included in the service charge. So many time-consuming chores like bed-changing and cleaning are a thing of the past. Assisted Living is all about flexibility and choice. Take a look at the flexible support options overleaf to see how we can help you.

## Maintenance free living

There's no need to worry about being burdened 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 room, homeowners' lounge and other communal areas.

**I can live my life, my way, here in my own home - and the help and care I receive enables me to do that.**

*Homeowner - Lymington, CQC report (Jan 2013)*

\*A charge applies. \*\* Payments received help to reduce the annual service charge.



# Personal care and support options

One hour of domestic support per week is included in the service charge with additional care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

## Domestic assistance

Help with tasks such as household cleaning and changing the beds, as well as running errands, shopping for groceries and posting letters.

## Laundry service

The team can take care of all your laundry requirements, returning your clothes washed, dried and ironed in 24 hours.

## Personal care

Adapted to suit you, whether it's help with going to bed and getting up in the morning, preparing breakfast, getting to and from appointments or regular assistance during a period of convalescence, this level of support can be increased or decreased to suit your needs.

## Lifestyle support

If you fancy a trip out to the cinema or an art class or simply to visit friends – our care team can provide companionship and support, helping you to get out and about.

The Manager is wonderful, she is very caring and helpful and we've got all the important amenities on our doorstep.

*Margaret and Alan Jones, Homeowners - Newquay*





# Designed with you in mind

Having developed over 45,000 retirement apartments over the past thirty years, we are continually innovating and perfecting our design and construction techniques. As our industry awards and high customer satisfaction ratings demonstrate, we put our customer first... and with a 10 year building guarantee you can feel confident in your decision to purchase.

## Built to suit your needs

Located in the Regency town of Cheltenham, the development has been thoughtfully designed to blend with the elegant surrounding architecture, incorporating a modern twist. Jenner Court stands three and four storeys in height and many of the apartments on the upper levels offer walk-out balconies, providing you with your own outdoor space.

We design our developments to make life as easy as possible, from the fully equipped laundry room, to the lifts, and mobility scooter charging room. This continues inside your apartment where, in the kitchen, you'll find features like the oven at waist height so you don't need to bend down and electric lever windows to save pushing and pulling. It's all built around you.

After enjoying lunch in the waitress service restaurant, you can enjoy relaxing in the courtyard style garden that opens out from the spacious shared lounge.

\*Meals in the restaurant are at a small charge

## Security and support comes as standard

Whether you are at home or away, you'll want to know that your home is safe and secure. Our 24-hour CCTV and entry system ensures complete peace of mind. You can also rest easy in the knowledge that help is a moment away if you need it with a 24-hour emergency call system provided by personal pendant with call point in the main bedroom and bathroom.

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*



# Our people

We are proud to manage Jenner Court through our YourLife care and support team. The team are friendly, reliable and totally committed to helping you enjoy life. It's what we're here for.

## The Estates Management team at Jenner Court

The development at Jenner Court is managed by a team of qualified staff, ranging from the Estates Manager who is individually registered with the Care Quality Commission, to the Support Worker. Help is always available, 24-hours a day, 365 days a year.

On average our Assisted Living developments have 17 members of staff working at them and every individual is comprehensively trained.

## People you can trust

We understand that to provide excellent customer service we need outstanding people. We ensure our staff have the skills to do a first rate job and invest in training as required, as well as encouraging and supporting skills and career development. All staff are subject to an enhanced certificate from the DBS (The Disclosure and Barring Service) before they commence work at the development.



“While my mother may be fit and healthy now, the future is unknown, so it offers us both great peace of mind that support is on hand 24/7 should she ever need it.

*Son of Joy Robinson, Homeowner - Littlehampton*



The restaurant is fantastic. We have a cooked three-course meal every day so I don't have to prepare evening meals. It means I can relax in the lounge and just enjoy the company of friends.

*Mrs Augar, Homeowner - Royston*

# Features at Jenner Court

## Apartment Features

### General

- Double glazing
- Fitted wardrobe in main bedroom
- Telephone and television point in living room and all bedrooms
- Sky/Sky + connection point in living room
- Balconies to selected apartments

### Bathroom

- Fitted and tiled with bath and level access shower
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

### Heating and finishes

- Underfloor heating
- Walls painted in neutral emulsion
- Chrome door furniture
- Oak veneered doors

### Kitchen

- Fitted kitchen with integrated fridge, freezer and ceramic hob
- Single oven
- Cooker hood
- Stainless steel sink with lever taps
- Electrically operated kitchen window
- Under pelmet lighting

### Safety and Security

- Camera entry system for use with a standard TV
- 24-hour emergency call system provided by a personal pendant with call point in bathroom and bedrooms
- Intruder alarm
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom
- Fire detection equipment

## Development Features

- Homeowners' lounge – with audio visual equipment and wifi
- Waitress-service restaurant
- 24-hour on-site staffing
- Estates Manager
- Domestic assistance (1 hour included in service charge, additional hours by arrangement)
- Personal care packages available from the on-site CQC registered care agency
- Full wheelchair accessibility
- Guest suite
- Function room
- Laundry room
- Underfloor heating in communal areas
- Lifts to all floors
- Landscaped garden
- Mobility scooter charging room
- Car parking available on-site to permit holders (please ask a sales consultant for more details)



Map not to scale. Contains Ordnance Survey data © Crown copyright and database right 2013.

Images top to bottom: Montpellier Shopping, Imperial Gardens, Courtyard Shopping Centre



## Jenner Court

### Services

- 1 Post Office
- 2 Bank
- 3 Hairdresser
- 4 Town Hall

### Transport

- 1 Bus and Coach Station
- 2 Bus Stop

### Shops

- 1 Bookshop
- 2 Supermarket
- 3 Green Grocer
- 4 Courtyard Shopping Centre

### Leisure

- 1 Theatre
- 2 Leisure Centre

- 3 Parabola Arts Centre
- 4 Bowling Club
- 5 Tourist Information
- 6 Library

### Medical

- 1 Doctors' Surgery
- 2 Dentist
- 3 Chiropractic Clinic
- 4 Opticians
- 5 Pharmacy





Images top to bottom: The Promenade, Everyman Theatre, Statue of Gustav Holst

## Life in Cheltenham

Located on St George's Road, Jenner Court is less than a mile from the heart of Regency Cheltenham. With bus stops conveniently placed less than 100 yards away providing regular services throughout the county, its location boasts an ideal base for all there is to enjoy of this cultural town. Within half a mile of Jenner Court, there's a Waitrose supermarket which also offers a home delivery service both in-store and online, giving you more time to spend doing the things you enjoy.

Surrounded by beautifully kept gardens, the several shopping districts within the town offer a charming mix of traditional and modern retailers. The tree lined Promenade, Cheltenham's best known avenue dating back to 1790's, is home to many prestigious high street shops and stores. There are also regular markets held on The Promenade showcasing local produce, adding colour and vibrancy to the already bustling atmosphere. In the Montpellier district you'll find an eatery for every occasion with its café culture, trendy bars and bistros, not to mention specialist boutiques and antique stores.

**Next steps... To register your interest in Jenner Court at Cheltenham, or to find out more, call us on 0800 919 132.**

Computer generated image - 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. A development by McCarthy & Stone Retirement Lifestyles Limited, Ross House, Binley Business Park, Harry Weston Road, Coventry CV3 2TR Tel: 02476 441199

# Development Overview

## Site & Ground Floor



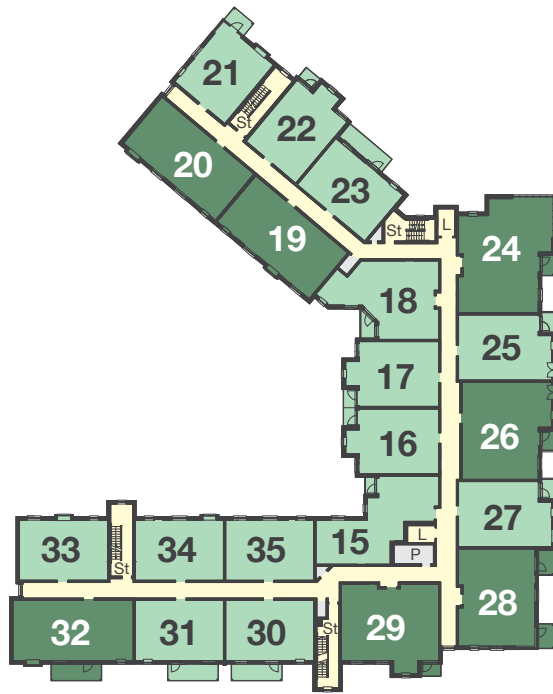
- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- L** - Lift
- C** - Cleaner's store
- MSCP** - Mobility Scooter Charging Point
- Of** - Office
- P** - Plant room
- SC** - Staff changing/shower room
- SR** - Staff Room
- SS** - Sub-Station
- St** - Stairs

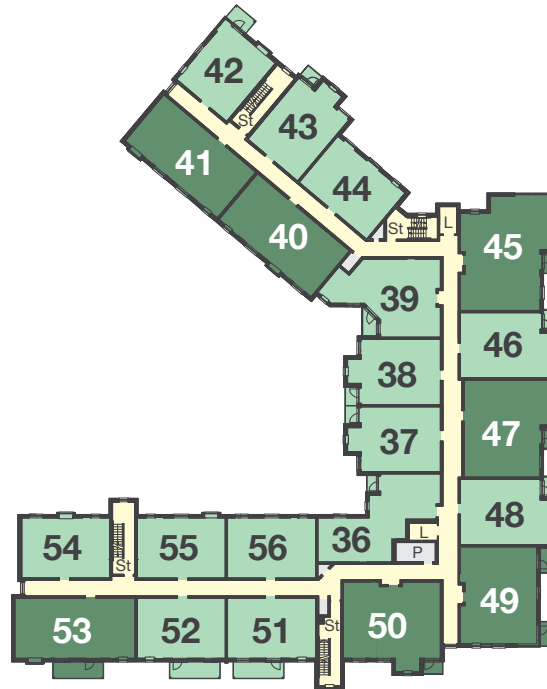




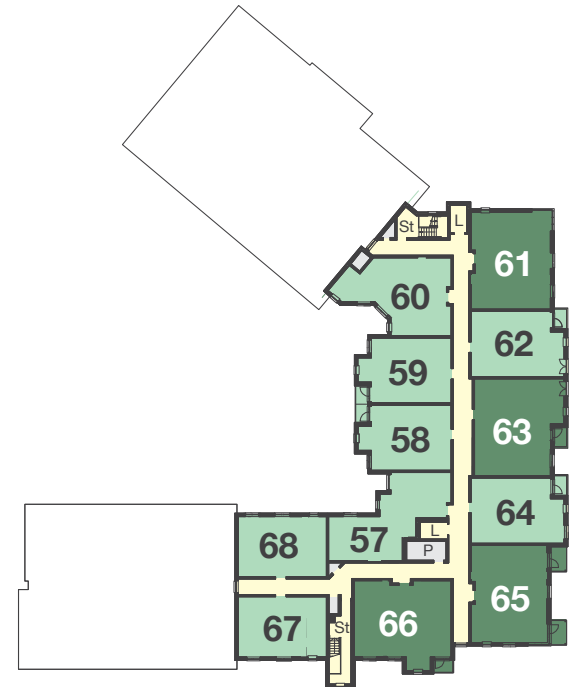
First Floor



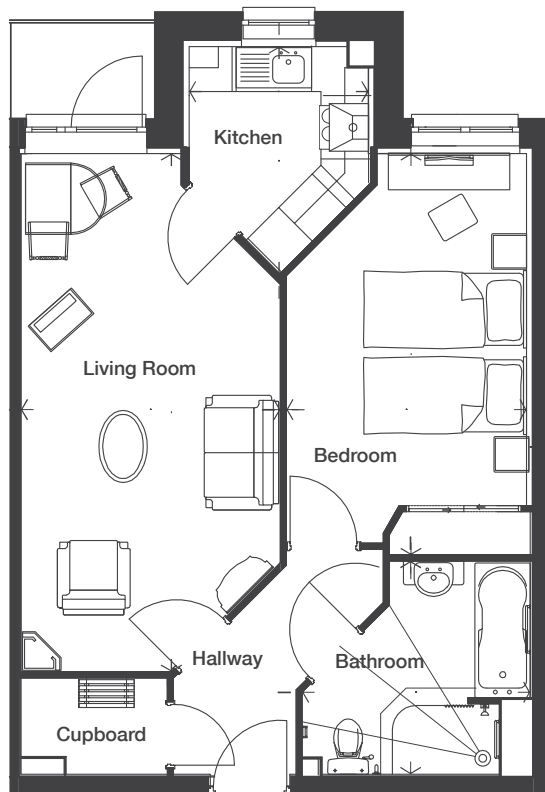
Second Floor



Third Floor

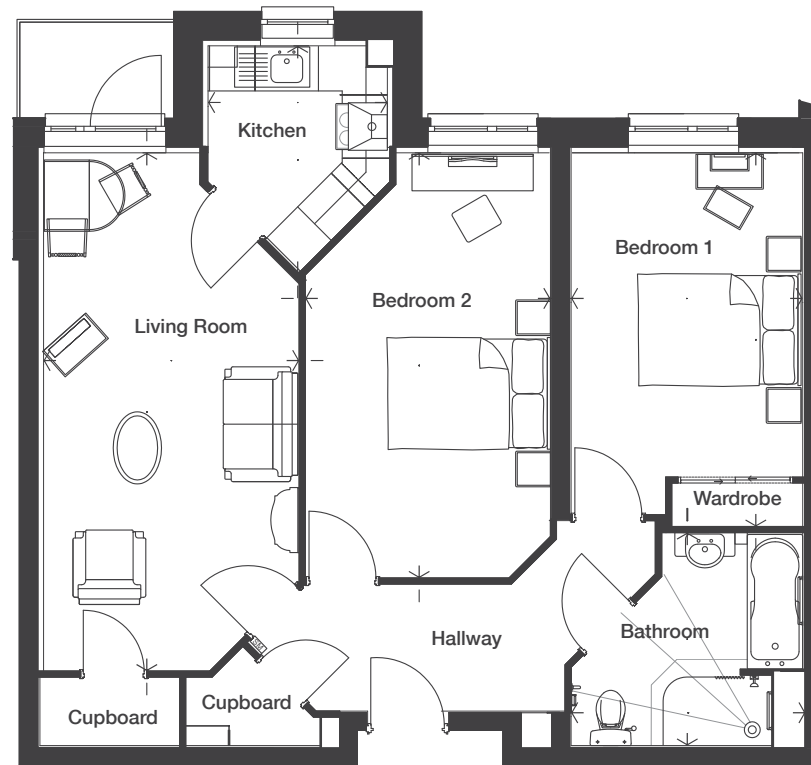


## Typical one bedroom apartment



Living Room (Max.)	10'9" x 21'5"	(3270mm x 6540mm)
Kitchen (Max.)	9'5" x 7'5"	(2880mm x 2260mm)
Bedroom (Max.)	9'11" x 16'8"	(3030mm x 5070mm)
Bathroom (Max.)	8'10" x 9'5"	(2690mm x 2880mm)

## Typical two bedroom apartment



Living Room (Max.)	21'6" x 10'7"	(6553mm x 3226mm)
Kitchen (Max.)	9'5" x 7'5"	(2880mm x 2260mm)
Bedroom 1 (Max.)	17'7" x 10'2"	(5370mm x 3100mm)
Bedroom 2 (Max.)	15'6" x 9'7"	(4720mm x 2920mm)
Bathroom (Max.)	9'8" x 8'10"	(2960mm x 2690mm)

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 Jenner Court

St George's Road, Cheltenham GL50 3ER  
Tel: 0800 919 132

Situated on the edge of the Cotswolds in Gloucestershire close to the M5 motorway, Cheltenham makes an ideal base for exploring surrounding counties, towns and villages. The town's Railway station located just half a mile from Jenner Court has regular services to London Paddington, Bristol and Birmingham.

## From M5

To drive to Jenner Court, from junction 10 of the M5 Motorway take A4019 towards Cheltenham. Continue to follow this road for 3 miles until turning right onto B4633 (Gloucester Road). In half a mile turn left onto St George's Road, Jenner Court is located on the right-hand side.



**McCarthy & Stone**

Later Life. Greater Life

February 2013

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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, Homelife House, 26-32 Oxford Road, Bournemouth, Dorset BH8 8EZ or email us at: [comments@mccarthyandstone.co.uk](mailto: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.

