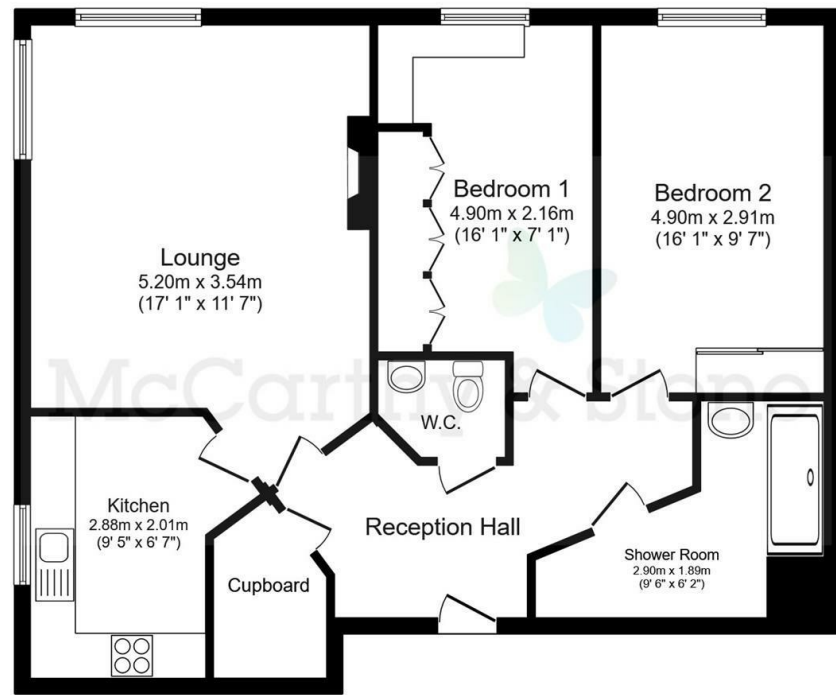


# McCARTHY STONE RESALES

## 61 JENNER COURT ST. GEORGES ROAD, CHELTENHAM, GL50 3ER



\*JOIN US FOR COFFEE & CAKE - WEDNESDAY 28TH AUGUST 2024 - FROM 10am-4pm - BOOK YOUR PLACE TODAY!\*

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF JENNER COURT - BOOK NOW!

An excellent TWO BEDROOM DUAL ASPECT retirement apartment. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

**PRICE REDUCTION**

**ASKING PRICE £199,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**COUNCIL TAX BAND: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>78</b>	<b>78</b>

# McCARTHY STONE RESALES

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# JENNER COURT, ST GEORGE'S RD,

# 2 BEDROOMS £199,000

## JENNER COURT

Located on St. George's Road, Jenner Court is less than a mile from the heart of Regency Cheltenham. There is a bus stop conveniently placed outside the front gates providing regular services into town. Within half a mile of Jenner Court, there's a Waitrose supermarket which also offers a home delivery service. Cheltenham has many well maintained gardens and its tree lined Promenade dating back to the 1790's, is home to many prestigious shops and stores. Jenner Court is one of McCarthy & Stone's Retirement Living PLUS range and can provide its homeowners' with additional care if required. An Estate Manager is on hand to supervise the day-to-day running of the development and attend to any queries. Within the service charge homeowners are allocated 1 hour of domestic assistance per week, however, additional hours can be arranged. A range of optional personal care packages, provided by the on-site CQC registered care agency team, can be personalised to your specific needs. The development has 24-Hour on-site staffing and a secure camera entry system. Each homeowner has access to a 24-Hour emergency call system via a personal pendant and static call points in their bathroom and bedroom. There is a homeowners' lounge with audio visual equipment and WiFi. It is a superb venue for socialising with friends and family and if your guests have travelled from afar, they can extend their stay by booking (subject to availability) into the development's Guest Suite which has an en-suite shower room, tea and coffee making facilities and a TV. An on-site waitress service restaurant provides freshly cooked meals every day.

## THE APARTMENT

The apartment is conveniently located very close to the lift which gives easy access to all the developments amenities whilst maintaining a very quiet and private position. For further convenience, the apartment has a very useful cloakroom WC which is unique for the development whilst other two bed apartments do not have this luxury.

Viewing is highly recommended to truly appreciate this apartment and its fantastic features.

## ENTRANCE HALLWAY

The front door with a spy hole leads to a spacious entrance hall

where the 24-hour Tunstall emergency response system, smoke detector and secure door entry system are situated. From the hallway there is a door to a storage/airing cupboard and doors to the living room, bedrooms and bathroom and separate cloakroom

## LIVING ROOM

A lovely bright and spacious dual aspect room with triple glazed windows providing a great outlook. There is also a feature fireplace with inset electric fire creating a nice cosy focal point. TV point, Sky+ connectivity, telephone point, two ceiling lights, raised electric power sockets and an oak effect partially glazed door leads off to a separate kitchen.

## KITCHEN

A modern fitted kitchen with a range of wall and base units, under-counter lighting, roll edge work surfaces and a tiled splash back. The kitchen has an integrated fridge, integrated freezer, built-in electric oven and a ceramic four ringed hob with extractor hood. A stainless steel sink and drainer is positioned in front of an electrically operated triple glazed window.

## MAIN BEDROOM

The large double bedroom has a built-in wardrobe with sliding mirror doors. Large windows that allow in plenty of light and offering a very pleasant outlook. The bedroom has a central ceiling light, TV and telephone point, raised power sockets and an emergency pull-cord.

## SHOWER ROOM

This purpose built wet room with slip-resistant flooring comprises a low level bath with grab rails, vanity unit, wash hand basin with mirror over, WC, bath, and shower unit.

## BEDROOM TWO

Second double bedroom with a triple glazed window and a very pleasant outlook. The bedroom has fitted wardrobes a central ceiling light, TV and telephone point and raised power sockets.

## WC

WC off the hallway with wash hand basin with mirror over. Tiled flooring

## SERVICE CHARGE DETAILS

Service Charge details:

- 24-Hour on-site staffing
- 1 hour of domestic assistance per week
- 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

Service charge: £12,408.72 per annum (for financial year ending 31/03/25). 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 contact your Property Consultant or Estate Manager.

## LEASE INFORMATION

Age requirement - 70 years of age or over

Lease - 125 years from 1st June 2013

Ground rent: £510 per annum

Ground rent review: 1st June 2028

## PARKING

Parking is allocated, on a first come first served basis. Please check with the House Manager on site for availability. Annual fee - £250

## ADDITIONAL INFORMATION & SERVICES

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

