



APPROX. GROSS INTERNAL FLOOR AREA 581 SQ FT / 54 SQ M
 Ref: MCS - 030423 Copyright **photo plan**
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

COUNCIL TAX BAND: B



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

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

**59 JENNER COURT,
ST. GEORGES ROAD, CHELTENHAM, GL50 3ER**



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

A bright and airy one bedroom retirement apartment with a WALK OUT BALCONY OVERLOOKING THE COMMUNAL GROUNDS, situated on the third floor.

ASKING PRICE £170,000 LEASEHOLD

For further details, please call **0345 556 4104**
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JENNER COURT, ST. GEORGES ROAD, CHELTENHAM, GL50 3ER

1 BED | £170,000

ENTRANCE HALL

Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches and smoke detector. Security door entry system. Doors lead to the bedroom, living room and bathroom.

LIVING ROOM

Large double glazed patio door opens to balcony. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Two ceiling lights. Raised electric power sockets. Door leads to a separate kitchen.

KITCHEN

A modern fitted kitchen with a range of wall and base units. Roll edge work surfaces with tiled splash back. Integrated fridge & freezer. Built in electric oven. Ceramic four ringed hob with extractor hood above. Stainless steel sink and drainer is positioned in front of the double glazed window which is fitted with a roller blind.

WET ROOM

This purpose built wet room comprises; low level bath with grab rails; vanity unit wash hand basin with mirror over; WC; shower with fitted curtain and grab rail. Wall mounted heated towel rail. Emergency pull-cord.

BEDROOM

Double glazed window. Central ceiling light. TV and telephone point. Raised power sockets. Built in wardrobe with sliding mirror doors. Emergency pull-cord.

JENNER COURT

Located on St George's Road, Jenner Court is less than a

mile from the heart of Regency Cheltenham and has convenient bus stops near the front gates providing regular service throughout the town. Cheltenham town centre has well maintained public gardens and the tree lined Promenade, Cheltenham's best known avenue dating back to the 1790's, is home to many prestigious high street stores. Within half a mile of the property is a Waitrose supermarket, which offers a home delivery service for in store and on line customers.

At Jenner Court there is a waitress service restaurant, where freshly cooked meals are available for residents and guests every day. The development also has a homeowners' lounge, fitted with audio visual equipment and WiFi, for socialising with friends and family. There is also a communal, patio garden area which is accessed from the lounge. If guests have travelled from afar, they can extend their stay by booking into the Guest Suite for £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

Jenner Court is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide its homeowners with extra care. An Estates Manager is on hand to manage the day-to-day running of the development and attend to any queries you may have. Within the monthly service charge homeowners are allocated one hour of domestic assistance per week and additional hours can be arranged. There is a range of personal care packages available to suit your requirements. These are provided by the onsite, CQC registered, care agency team. For your reassurance the development has 24-Hour onsite staffing, secure camera entry systems, and a 24-hour emergency call system - provided by a personal pendant and call points in apartment's bathroom and bedroom.

It is a condition of purchase that residents at Jenner Court must meet the age requirement of 70 years or of age or over.

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.

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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £8,270.52 per annum (for financial year ending 31/03/2024)

LEASE INFORMATION

Lease Length: 125 Years from 1st June 2013

Ground rent: £435 per annum

Ground rent review: 1st June 2028

Managed by: McCarthy and Stone Management Services

ADDITIONAL INFORMATION & SERVICES

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

