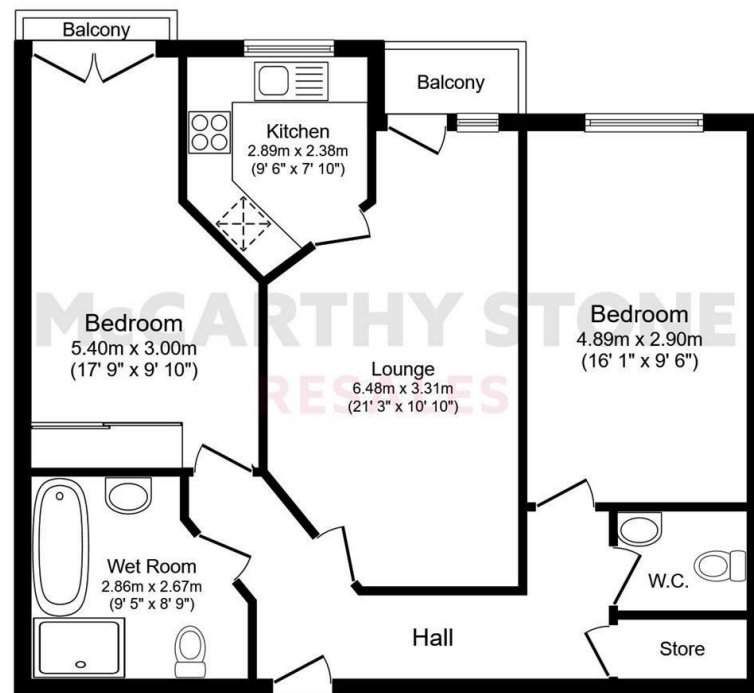


# McCARTHY STONE RESALES

## 47 JENNER COURT

ST. GEORGES ROAD, CHELTENHAM, GL50 3ER



Total floor area 72.0 m<sup>2</sup> (775 sq.ft.) approx

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>84</b>	<b>85</b>



# McCARTHY STONE RESALES

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

A two double bedroom retirement apartment on the SECOND FLOOR, located conveniently close to the lift. Very SPACIOUS, LIGHT and airy lounge with a walk out balcony. Jenner Court's Retirement Living Plus benefits from an ON-SITE RESTAURANT and includes ONE HOUR OF DOMESTIC ASSISTANCE PER WEEK.

**PRICE REDUCTION**

**ASKING PRICE £270,000 LEASEHOLD**

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

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# JENNER COURT, ST. GEORGES ROAD,

# 2 BEDROOMS £270,000

## JENNER COURT

Located on St George's Road, Jenner Court is less than a mile from the heart of Regency Cheltenham. With bus stops conveniently placed just yards from the front gates, providing regular service throughout the county. Within half a mile of Jenner Court, there's a Waitrose supermarket which also offers a home delivery service both in-store and online. Cheltenham is surrounded by well maintained gardens and the tree lined Promenade, Cheltenham's best known avenue dating back to the 1790's, is home to many prestigious high street shops and stores.

Jenner Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide it's 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 service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathrooms and main bedroom.

The development has a homeowners' lounge, fitted with audio visual equipment and WiFi, is a superb venue for socialising 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 £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

## ENTRANCE HALLWAY

The front door with a spy hole leads to the spacious entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a storage cupboard/airing cupboard. Illuminated light switches and smoke

detector. Security door entry system. Doors lead to living room, both bedrooms, bathroom and second cloakroom.

## LIVING ROOM

A bright and spacious living room with a walk out balcony overlooking the communal grounds. There is ample room for both a dining area and a sitting room area. Light anti-glare blinds at all windows. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Spot ceiling lights. Raised electric power sockets. A partially glazed door leads to a separate kitchen.

## KITCHEN

A modern fitted kitchen with a range of wall and base units, with under-cabinet lighting. Roll edge work surfaces with tiled splash back. The kitchen has an integrated fridge and dishwasher, a built-in electric oven, and a ceramic four-ringed hob with extractor hood above. The stainless steel sink and drainer is positioned in front of the double glazed electric window which is fitted with a roller blind. An alcove contains additional useful storage shelves.

## MASTER BEDROOM

The large double bedroom has double glazed French doors that lead to a Juliette balcony. Built-in wardrobe with sliding mirror doors and is adjacent to the shower room. There is plenty of room for additional furniture if required. The central ceiling light can also be controlled from in bed, and there are 2 wall-mounted bedside lights. TV and telephone point, raised power sockets, and an emergency pull-cord.

## BATHROOM

This purpose built wet room comprises a walk in shower with fitted curtain and grab rails, vanity unit wash hand basin, bathtub and WC. The smart wall mounted cupboards and mirrored, illuminated medicine cabinet provide generous useful storage space. Wall mounted heated towel rail, non-slip flooring, emergency pull-cord.

## BEDROOM TWO

The second double bedroom is of equally generous size. This room could alternatively be used as a dining room, office or hobby room. Central ceiling light and wall-mounted bedside light, TV and telephone point, raised power sockets.

## CLOAKROOM

A useful separate cloakroom off the hallway.

## SERVICE CHARGE (BREAKDOWN)

- 24-Hour on-site staffing
- 1 hours 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

The service charge is £12,408.72 for to financial year ending 31/03/2025. 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 please contact your property consultant or estate manager.

## PARKING PERMIT SCHEME (SUBJECT TO AVAILABILITY)

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

## GROUND RENT

Ground rent: - £510 per annum  
Ground rent Review: 1st June 2028

## LEASE LENGTH

125 years from 1st June 2013

## ADDITIONAL INFORMATION & SERVICES

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

