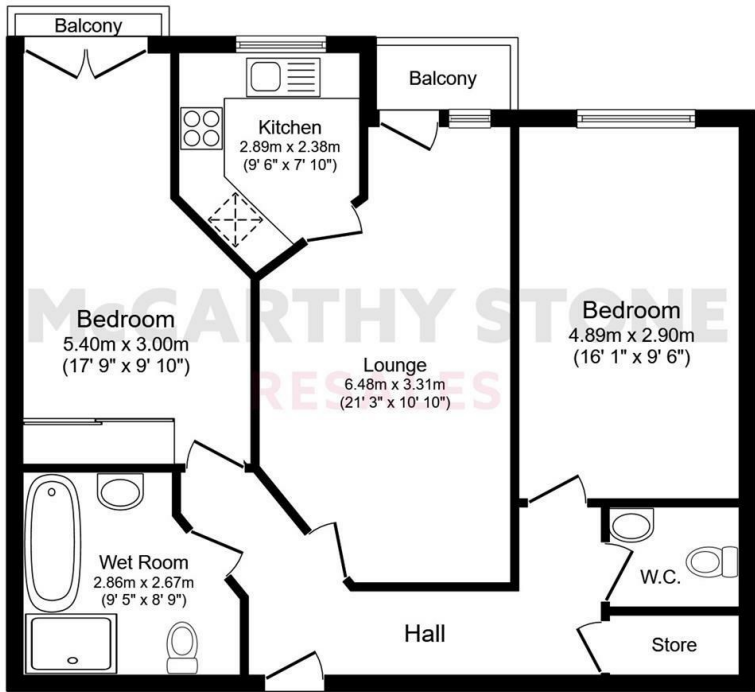


47 Jenner Court

St. Georges Road, Cheltenham, GL50 3ER

PRICE  
REDUCED



Total floor area 72.0 m² (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.

Powered by focalagent.com

Council Tax Band: C



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 84                      | 85        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



PRICE REDUCTION

Asking price £235,000 Leasehold

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 AND ADDITIONAL WC.

Jenner Court's Retirement Living Plus benefits from an ON-SITE RESTAURANT and includes ONE HOUR OF DOMESTIC ASSISTANCE PER WEEK.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Jenner Court, St. Georges Road,

# 2 Bed | £235,000

PRICE  
REDUCED

### 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)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge is £12,938.06 for to financial year ending 31/03/2026. 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

