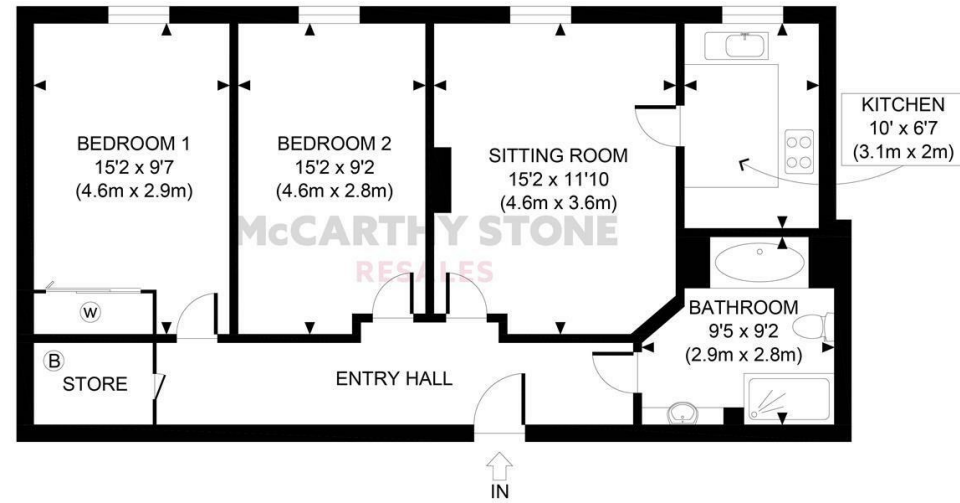


40 Jenner Court

St. Georges Road, Cheltenham, GL50 3ER



GROSS INTERNAL FLOOR AREA 759 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 759 SQ FT / 71 SQM	Jenner Court
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	date 03/10/24
	photoplan



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(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		



Asking price £285,000 Leasehold

Welcome to Jenner Court in the heart of Cheltenham! This apartment has pleasant views over the Jenner Court gardens, and being south facing and receiving good sunlight into all rooms, it is very bright and light. Perfect for those over 70, this retirement property offers a peaceful retreat with the convenience of one hour of domestic help weekly. Don't miss out on this wonderful opportunity!

Call us on 0345 556 4104 to find out more.

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

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, Cheltenham, GL50 3ER

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

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 of age or over.

Entrance Hallway

The front door, equipped with a spy hole, opens into a spacious entrance hall featuring the 24-hour Tunstall emergency response system. The hallway provides access to a storage/airing cupboard, illuminated light switches, and a smoke detector. A security door entry system is also installed. From here, doors lead to the living room, both bedrooms, and the bathroom.

Living Room

A large double-glazed window fills this bright and airy living room with natural light. The room includes a TV point with Sky+ connectivity (subscription fees may apply), a telephone point, two ceiling lights, and raised electric power sockets for convenience. A partially glazed door leads to the separate kitchen.

Kitchen

This modern fitted kitchen offers a range of wall and base units with roll-edge work surfaces and tiled splashback. It features an integrated fridge and freezer, a built-in electric oven, and a ceramic four-ring hob with an extractor hood above. The stainless steel sink and drainer are conveniently placed beneath a double-glazed window, equipped with an electric roller blind for added convenience.

Master Bedroom

A double bedroom, having built in wardrobe with sliding mirror doors. Double glazed window. Central ceiling light. TV and telephone point. Raised power sockets. Emergency pull-cord.

2 bed | £285,000

Bedroom Two

This second double bedroom could also be used as a dining room, office or hobby room. Double glazed window. Central ceiling light.

Additional information

Carpets and curtains are included in the sale price. Some furniture could be available by separate negotiation.

Bathroom

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.

Service Charge (breakdown)

24-hour on-site staffing
1 hour of domestic assistance per week
Subsidized lunches
Cleaning of communal windows
Water rates for communal areas and apartments
Electricity, heating, lighting, and power for communal areas
24-hour emergency call system
Upkeep of gardens and grounds
Repairs and maintenance of interior and exterior communal areas
Contingency fund for internal and external redecoration of communal areas
Buildings insurance
Please note: The service charge does not cover external costs such as Council Tax, electricity, or TV. For more details on service charges, please contact your Property Consultant or Estate Manager.

Service Charge: £12,408.75 per annum (financial year ending 31/03/2025).

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 £425 per annum
Ground rent review: 1st June 2028

Lease Length

125 years from 1st June 2013

