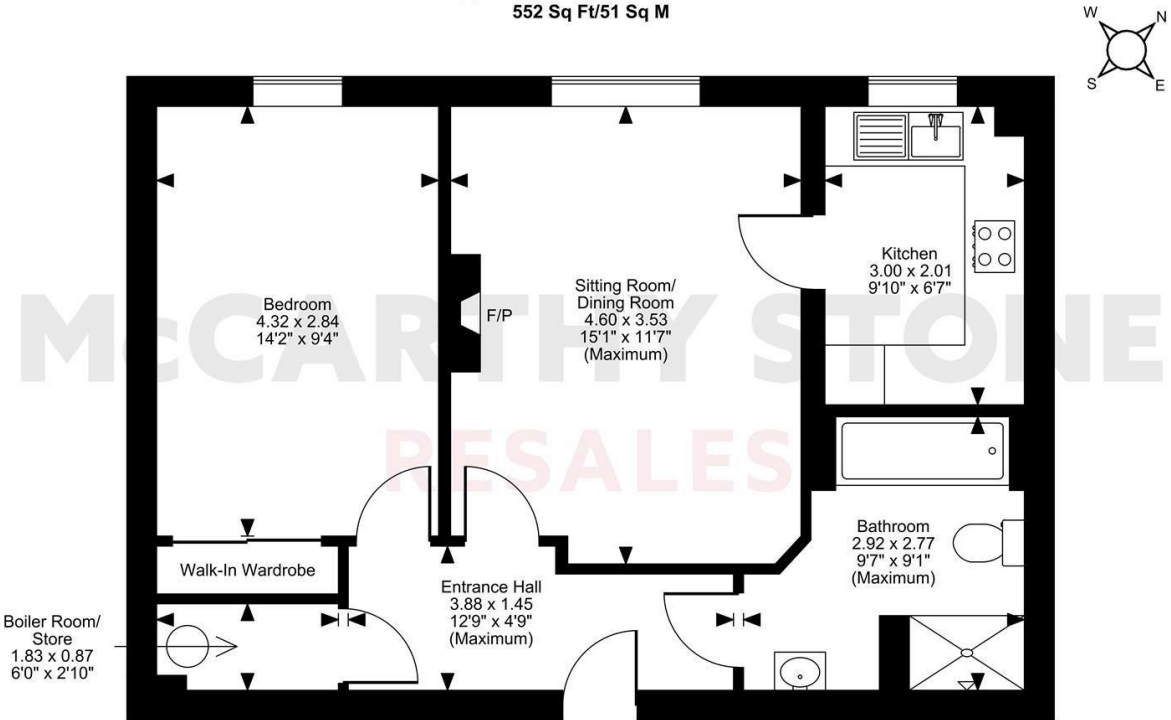


Jenner Court, St. Georges Road, Cheltenham  
Approximate Gross Internal Area  
552 Sq Ft/51 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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	

## 54 Jenner Court

St. Georges Road, Cheltenham, GL50 3ER



Asking price £150,000 Leasehold

**\*\*NEWLY DECORATED & RECARPETED\*\*** A beautifully presented BRIGHT & AIRY one bedroom purpose built retirement apartment overlooking the idyllic communal gardens.

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.



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# Jenner Court, St. Georges Road, Cheltenham, GL50 3ER

## 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. There are lifts to all floors at Jenner Court.

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

## 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. There is underfloor heating throughout the apartment, which can be controlled. Using minimal electricity to control the system, the heat that is provided will be included within the service charge.

## Living Room

Large double glazed window overlooking the gardens. 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.

## 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.

## 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

# 1 bed | £150,000

- 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.

The service charge is £9,108.00 for financial year end March 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.

## Ground Rent

Ground rent: £435 per annum  
Ground rent review: 1st June 2028

## Lease Information

125 years from 1st June 2013

## Additional Information & Services

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

