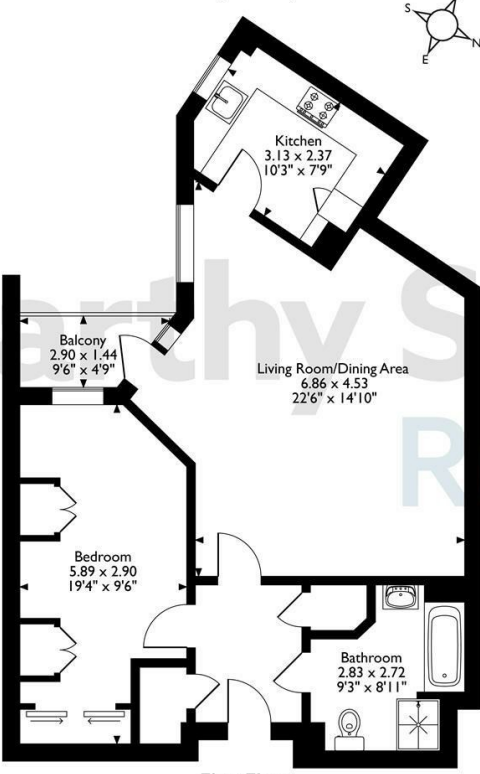


18 Jenner Court

St. Georges Road, Cheltenham, GL50 3ER



Jenner Court, Flat 18, St. Georges Road, Cheltenham, Gloucestershire
Approximate Gross Internal Area
67 Sq M/721 Sq Ft



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	82
(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 £175,000 Leasehold

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

Fantastic BRIGHT & AIRY one bedroom retirement Apartment with BALCONY
OVERLOOKING THE GARDENS within a McCarthy Stone Retirement Living Plus
development with ON-SITE RESTAURANT, Communal Lounge, CARE TEAM ON-SITE
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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. There are bus stops conveniently placed just yards from the front gates, providing regular service throughout the county. Within a quarter of a mile of Jenner Court, there is 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, which is home to many prestigious high street shops and stores.

Jenner Court is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide 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 hour of domestic assistance per week, however, additional hours can be arranged by prior appointment. There is 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 a 24-Hour emergency call system provided by a personal pendant with static call points in the bathroom and main bedroom.

The development also has a large, communal homeowners' lounge, fitted with audio visual equipment and WiFi. This 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 (for a small fee 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 every day. Within the complex there is the added bonus of a mobility scooter room which is fitted with charging points and a laundry room. It is a condition of purchase that residents 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, as well as illuminated light switches, smoke detector and a security door entry system. Doors leading to airing cupboard and storage cupboard. Doors lead to the bedroom, living room and bathroom.

Living room

This spacious living room is wonderfully bright and airy and benefits from a double glazed patio door which opens onto a balcony overlooking the stunning gardens. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Two ceiling lights. Raised electric power sockets. A partially glazed door leads to the separate kitchen.

Kitchen

A modern fitted kitchen with a range of wall and base units and under-counter lighting. 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 blind.

Bedroom

Full height double glazed window, with a view over the communal grounds. Additional built in storage surrounding the bed space. Central ceiling light. TV and telephone point. Raised power sockets. Built in wardrobe with sliding mirror doors. Emergency pull-cord.

Wet room

This purpose built wet room comprises of a 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 Charges

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

1 bed | £175,000

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

Service charge: £9,527.40per annum (for 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 service charges please contact your Property Consultant or Estates Manager.

Car Parking Scheme (subject to availability)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Ground rent

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

Lease information

Lease term: 125 years from the 1st June 2013
Managed by McCarthy and Stone Management Services

Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

