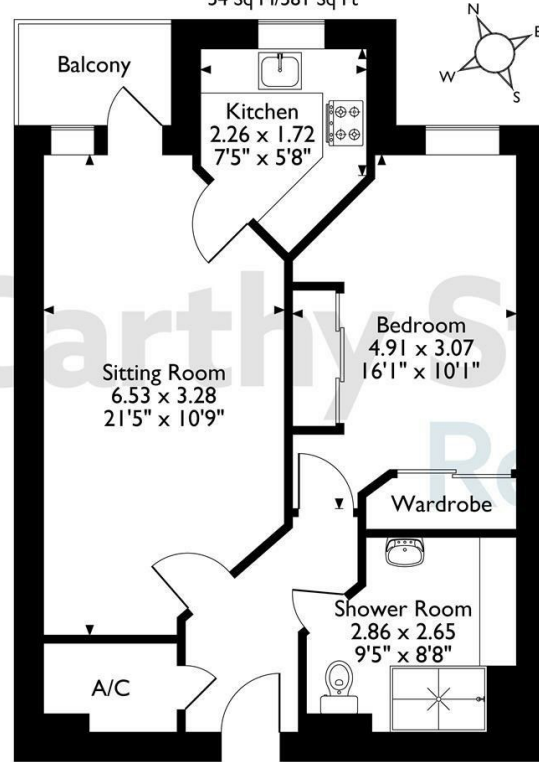


Jenner Court, Flat 43, St. Georges Road, Cheltenham, Gloucestershire  
Approximate Gross Internal Area  
54 Sq M/581 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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## 43 Jenner Court

St. Georges Road, Cheltenham, GL50 3ER



Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Asking price £110,000 Leasehold**

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

Fantastic BRIGHT & AIRY one bedroom retirement Apartment with BALCONY within a McCarthy Stone Retirement Living Plus development with ON-SITE RESTAURANT, Communal Lounge, CARE TEAM ON-SITE 24/7 and CQC REGISTERED ESTATE MANAGER.

**Call us on 0345 556 4104 to find out more.**

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# Jenner Court, St. Georges Road, Cheltenham

## 1 bed | £110,000

### 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, and provides 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 additional 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 everyday. It is a condition of purchase that residents must meet the age requirement of 70 years or over.

### Entrance Hall

The front door with a spy hole leads to a spacious entrance hall where the 24-hour Tunstall emergency response system, smoke detector and secure door entry system are situated. From the hallway there is a door to a storage/airing cupboard and doors to the living room, bedroom and bathroom.

### Lounge

A glazed door provides access to the balcony which gives a pleasant view allowing you to see the world go by. TV point,

Sky+ connectivity, telephone point, two ceiling lights, raised electric power sockets and an oak effect partially glazed door leading to a separate kitchen.

### Kitchen

A fitted kitchen with a range of wall and base units, under-counter lighting, roll edge work surfaces and a tiled splash back. The kitchen has an integrated fridge, integrated freezer, built-in electric oven and a ceramic four ringed hob with extractor hood. A stainless steel sink and drainer is positioned in front of an electrically operated triple glazed window.

### Bedroom

A good size double bedroom has a built-in wardrobe with sliding mirror doors and a second wardrobe with shelving. A double glazed window allows in plenty of light and offers a pleasant outlook. The bedroom has a central ceiling light, TV and telephone point, raised power sockets and an emergency pull-cord.

### Shower Room

This purpose built wet room comprises storage cupboards over a covered bath, vanity unit, wash hand basin with mirror over, WC and level access shower unit with a slip resistant flooring.

### Service Charge Information

- 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 annual service charge is £9,527.38 for the financial year ending 31/03/2026.

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.

Managed by: McCarthy and Stone Management Services.

Service charge £9,690.21 per year for financial year end 31st March 2027.

### Lease and Ground Rent Information

Lease: 125 Years from 1st June 2013

Ground rent (annual fee) - £435

Ground rent review: 1st June 2028

### Car Parking Permit 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.

### 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.
- 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.

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

### Care & Support

Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at Jenner Court we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

They can help with things like:

- General cleaning or changing the bed
- Meal planning and preparation
- Bathing, showering and continence support
- Help with medication
- Shaving and grooming/hair and makeup
- Personal shopping and dog walking

### Furniture

Furniture available by separate negotiation

