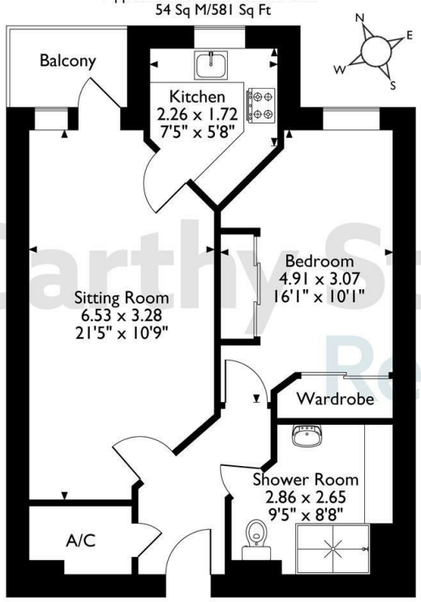
McCarthy Stone
Resales

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



Second Floor

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

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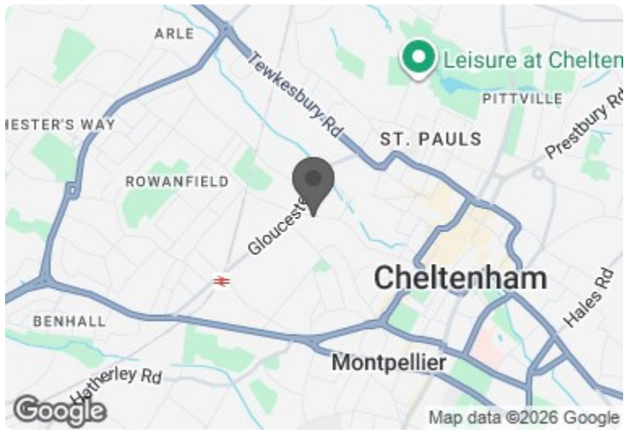
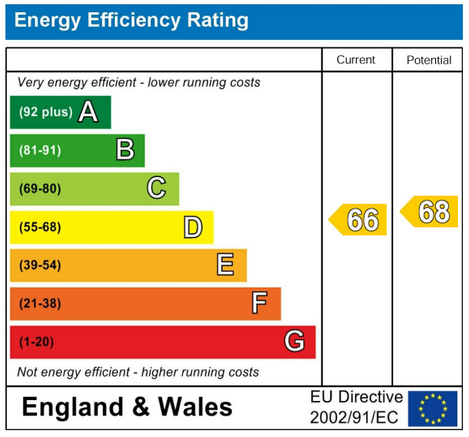
Council Tax Band: B





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. 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.

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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

43 Jenner Court

St. Georges Road, Cheltenham, GL50 3ER

PRICE REDUCTION

Asking price £100,000 Leasehold

Come along to our Coffee Afternoon - Tuesday 27th October 2026 - from 2pm to 4.30pm - BOOK YOUR PLACE TODAY!

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.

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

Jenner Court, St. Georges Road, Cheltenham

1 Bed | £100,000

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 seperate negotiation

PRICE REDUCED