Excellent

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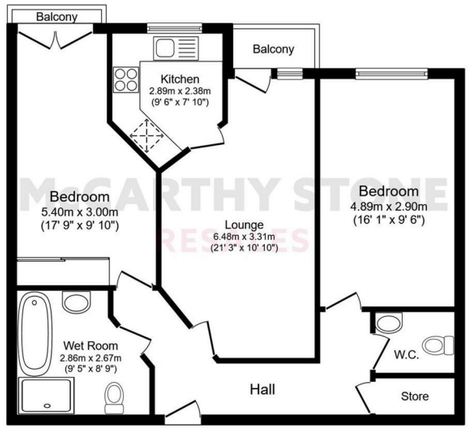

Total floor area 72.0 m² (775 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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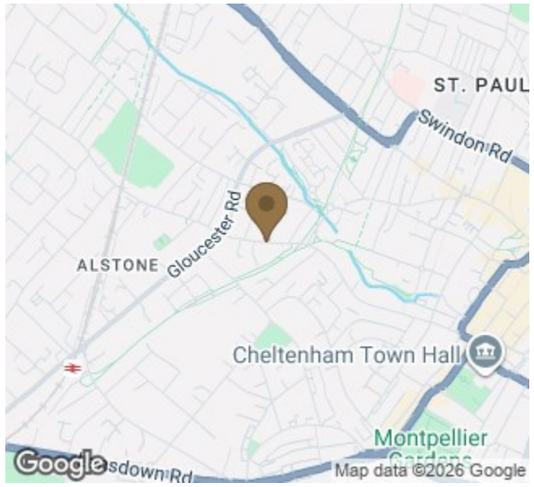

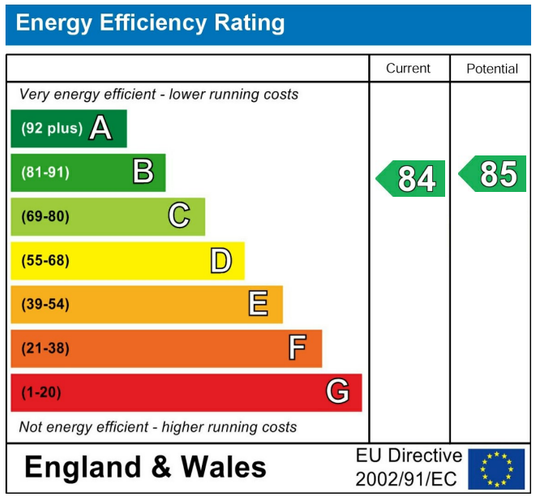

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

47 Jenner Court

St. Georges Road, Cheltenham, GL50 3ER

2 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 47 Jenner Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £235,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- 2-BED WITH BATHROOM + SEPARATE CLOAKROOM – Exceptional convenience for 70+ living
- Walk-out balcony
- Estates Manager & 24-Hour on-site staffing
- Waitress-service restaurant
- Domestic assistance (1 hour included in service charge, additional hours by arrangement)
- Personal care packages available from the on-siteCQC registered care agency
- Guest suite + Function room with underfloor heating
- Estates Manager & Lift to all floors
- Waitress-service restaurant & Mobility scooter charging room
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

47 Jenner Court, Cheltenham

2 | 1 | Asking price £235,000

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, 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 or of age or over.

Entrance Hallway
The front door with a spy hole leads to the spacious entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a storage cupboard/airing cupboard. Illuminated light switches and smoke detector. Security door entry system. Doors lead to living room, both bedrooms, bathroom and second cloakroom.

Living Room
A bright and spacious living room with a walk out balcony overlooking the communal grounds. There is ample room for both a dining area and a sitting room area. Light anti-glare blinds at all windows. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Spot ceiling lights. Raised electric power sockets. A partially glazed door leads to a separate kitchen.

Kitchen
A modern fitted kitchen with a range of wall and base units, with under-cabinet lighting. Roll edge work surfaces with tiled splash back. The kitchen has an integrated fridge and dishwasher, a built-in electric oven, and a ceramic four-ringed hob with extractor hood above. The stainless steel sink and drainer is positioned in front of the double glazed electric window which is fitted with a roller blind. An alcove contains additional useful storage shelves.

Master Bedroom
The large double bedroom has double glazed French doors that lead to a Juliette balcony. Built-in wardrobe with sliding mirror doors and is adjacent to the shower room. There is plenty of room for additional furniture if required. The central ceiling light can also be controlled from in bed, and there are 2 wall-mounted bedside lights. TV and telephone point, raised power sockets, and an emergency pull-cord.

Bathroom
This purpose built wet room comprises a walk in shower with fitted curtain and grab rails, vanity unit wash hand basin, bathtub and WC. The smart wall mounted cupboards and mirrored, illuminated medicine cabinet provide generous useful storage space. Wall mounted heated towel rail, non-slip flooring, emergency pull-cord.

Bedroom Two
The second double bedroom is of equally generous size. This room could alternatively be used as a dining room, office or hobby room. Central ceiling light and wall-mounted bedside light, TV and telephone point, raised power sockets.

Cloakroom
A useful separate cloakroom off the hallway.

Service Charge (breakdown)
What your service charge pays for:
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge is £13,122.91 for to financial year ending 31/03/2027. 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.

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: - £510 per annum
Ground rent Review: 1st June 2028

Lease Length
125 years from 1st June 2013

Additional Information & Services
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT