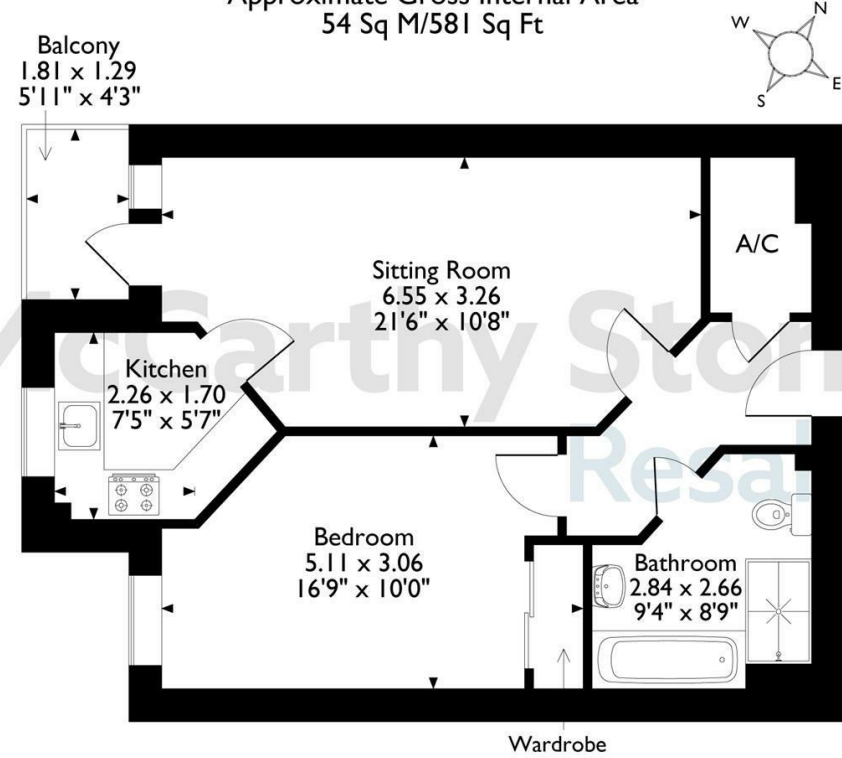


Jenner Court, Flat 37, St. Georges Road, Cheltenham, Gloucestershire  
 Approximate Gross Internal Area  
 54 Sq M/581 Sq Ft



**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(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	

**37 Jenner Court**

St. Georges Road, Cheltenham, GL50 3ER



**Asking price £160,000 Leasehold**

\*Come along to our Coffee Afternoon - Tuesday 28th April 2026 - from 2pm to 4.30pm  
 - BOOK YOUR PLACE TODAY!\*

A bright and spacious ONE BEDROOM retirement apartment on the second floor with WALK OUT BALCONY and overlooking the communal gardens situated in McCarthy Stones, Jenner Court and benefiting from a ONSITE RESTAURANT.

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

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

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# Jenner Court, St. Georges Road, Cheltenham

## 1 bed | £160,000

### Summary

Located on St George's Road, Jenner Court is less than a mile from the heart of Regency Cheltenham. With bus stops conveniently placed less than 100 yards away 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 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 everyday.

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

### LIVING ROOM

A double glazed patio door opens to a walk out balcony, with room for a garden table and chairs. TV point with Sky+ connectivity (subscription fees may apply). Electric fire with fire surround. Telephone point. Two ceiling lights. Raised electric power sockets. Partially glazed 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 which is fitted with an electric open and closer.

### BEDROOM

Double glazed window. Central ceiling light. TV and telephone point. Raised power sockets. Built in wardrobe with sliding mirror doors. Emergency pull-cord.

### SHOWER 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.

### 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 does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your 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 Manager.

The annual service charge is £9,690.21 for the financial year ending 31/03/2027.

### 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.

### Additional Information & Services

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

