Excellent

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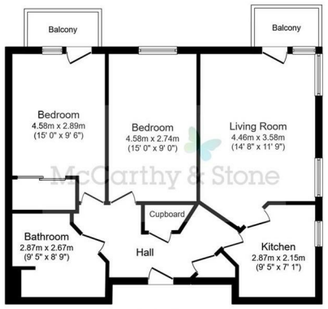
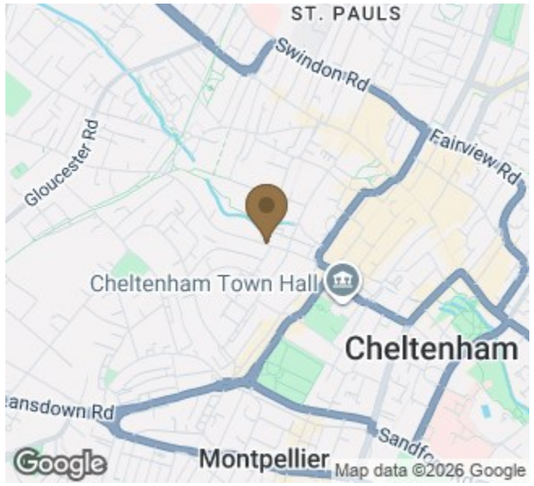
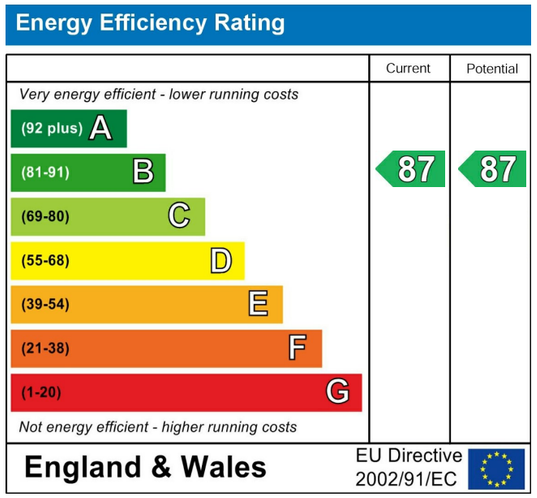


First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





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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

28 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 28 Jenner Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £240,000
Leasehold

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

Why you'll love living here:

- TWO WALK OUT BALCONIES
- DUAL ASPECT LOUNGE
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- WET ROOM STYLE BATHROOM
- TWO DOUBLE BEDROOMS
- TWO STORAGE CUPBOARDS
- ESTATE MANAGER ON SITE
- ON SITE RESTAURANT
- SCOOTER ROOM
- MUST BE VIEWED

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

28 Jenner Court, Cheltenham

2 | 1 | Asking price £240,000

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 Hall
Front door with 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 two storage cupboards/airing cupboard. Illuminated light switches and smoke detector. Security door entry system. Doors lead to both bedrooms, living room and bathroom.

Living room
Dual aspect room with a near floor to ceiling corner window comprising three panelled windows to the right side, two panelled windows to the left with a glazed door leading out to a covered balcony. There is a further standard size double window making this an extremely light room. TV point with Sky connectivity, 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 with under-counter lighting. Roll edge work surfaces with tiled splash back. Integrated fridge & freezer. Built in Hotpoint electric oven with space above for microwave. Ceramic four ringed Hotpoint hob with extractor hood above. Stainless steel sink and drainer is positioned in front of the double glazed electric window.

Master Bedroom
The large double bedroom has built in wardrobes with sliding mirror doors. A double glazed full height window with glazed door to the left leading out onto a walk out balcony. Central ceiling light. TV and telephone point. Raised power sockets. Emergency pull-cord.

Bedroom Two
Good size second double bedroom with large double window just short of floor to ceiling size. Central ceiling light. Raised power sockets.

Bathroom
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. Ceiling light with four spots. Slip resistant flooring.

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

Annual Service charge: £13,122.91 for 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.

Lease length
125 years from 1st June 2013

Ground Rent
Annual fee - £510
Ground rent review: 1st June 2028

Additional Information & Services
** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.
FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage