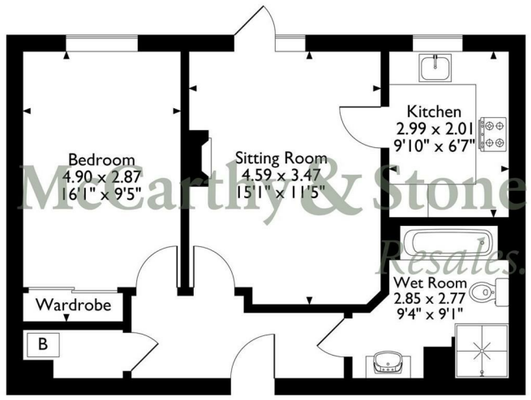
Excellent

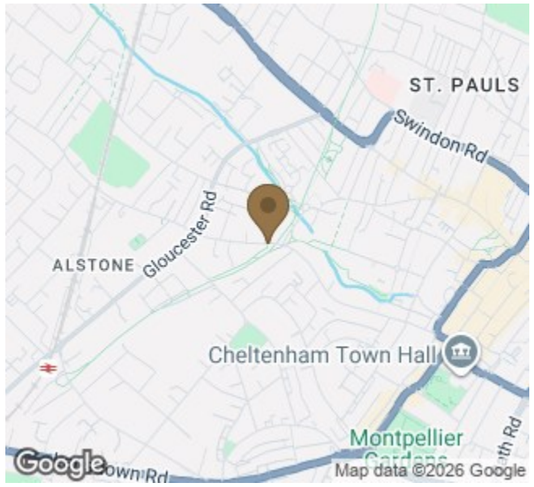
Trustpilot

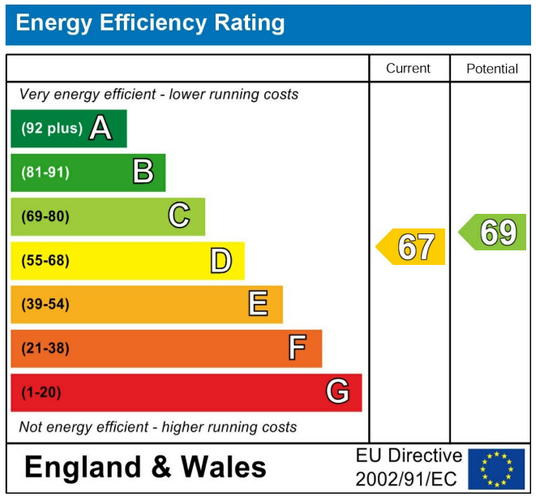
McCarthy & Stone
Resales.

Jenner Court, Flat 12, St. Georges Road, Cheltenham, Gloucestershire
Approximate Gross Internal Area
52 Sq M/560 Sq Ft



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







12 Jenner Court

St. Georges Road, Cheltenham, GL50 3ER

1 | 1 | Council Tax Band: B

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

Asking price £110,000
Leasehold

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

Why you'll love living here:

- Homeowners' lounge - with audio visual equipment
- 24-Hour on-site staffing
- Estates Manager
- 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
- Lift to all floors
- Ground floor with private patio, newly redecorated and carpeted throughout
- No onward chain

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

12 Jenner Court, Cheltenham

1 | 1 | Asking price £110,000

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 are both Waitrose and Tesco supermarkets which also offer 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 (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 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 the communal gardens and a small private patio. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Two ceiling lights. Raised electric power sockets. Partially glazed door leads to a separate kitchen.

KITCHEN

A modern bright and airy 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, auto opening window.

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

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 £9,690.21 for the financial year ending 31/03/2027.
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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 please contact your Property Consultant or House Manager.

LEASE INFORMATION

Lease: 125 years from 1st June 2013
Ground rent: £435 per annum
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.

Additional Information & Services

• Fibre to the Cabinet 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













