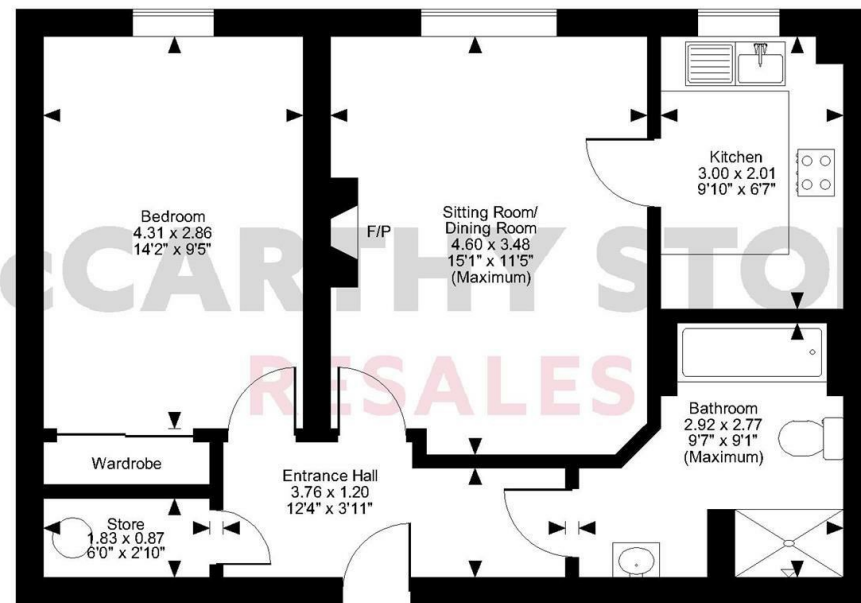


Jenner Court, St. Georges Road, Cheltenham
Approximate Gross Internal Area
564 Sq Ft/52 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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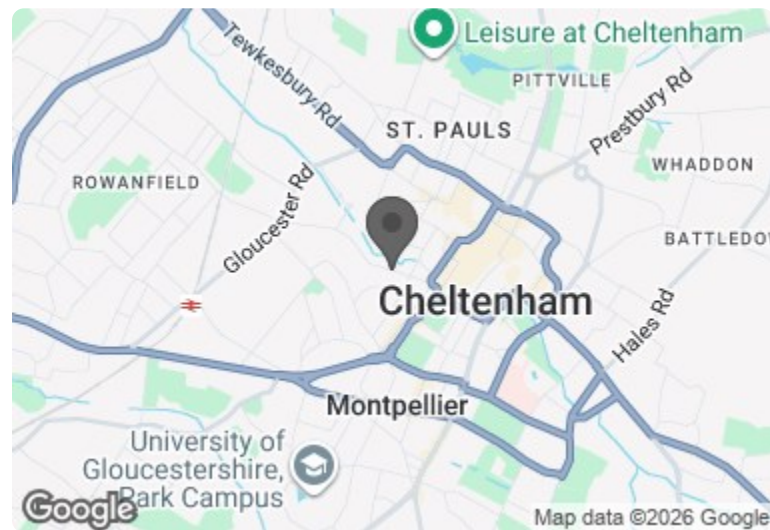
56 Jenner Court

St. Georges Road, Cheltenham, GL50 3ER

PRICE REDUCED



Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £145,000 Leasehold

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Registered in England and Wales No. 10716544



Jenner Court, St. Georges Road,

1 Bed | £145,000

PRICE
REDUCED

Jenner Court

Located on St. George's Road, Jenner Court is less than a mile from the heart of Regency Cheltenham. There is a bus stop conveniently placed outside the front gates providing regular services into town. Within half a mile of Jenner Court, there's a Waitrose supermarket which also offers a home delivery service. Cheltenham has many well maintained gardens and its tree lined Promenade dating back to the 1790's, is home to many prestigious shops and stores. Jenner Court is one of McCarthy & Stone's Retirement Living PLUS range and can provide its homeowners' with additional care if required. An Estate Manager is on hand to supervise the day-to-day running of the development and attend to any queries. Within the service charge homeowners are allocated 1 hour of domestic assistance per week, however, additional hours can be arranged. A range of optional personal care packages, provided by the on-site CQC registered care agency team, can be personalised to your specific needs. The development has 24-Hour on-site staffing and a secure camera entry system. Each homeowner has access to a 24-Hour emergency call system via a personal pendant and static call points in their bathroom and bedroom. There is a homeowners' lounge with audio visual equipment and WiFi. It is a superb venue for socialising with friends and family and if your guests have travelled from afar, they can extend their stay by booking (subject to availability) into the development's Guest Suite which has an en-suite shower room, tea and coffee making facilities and a TV. An on-site waitress service restaurant provides freshly cooked meals every day.

Entrance Hallway

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.

Living room

A large triple glazed window provides a peaceful view towards a willow tree and front gardens. The door allows plenty of light into this bright and airy living room which has a TV point, Sky+ connectivity, telephone point, two ceiling lights, raised electric power sockets and a partially glazed door leading to a separate kitchen.

Kitchen

A modern 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

The large double bedroom has a built-in wardrobe with sliding mirror doors. A triple glazed full height window allows in plenty of light and offers a very pleasant outlook. The bedroom has a central ceiling light, TV and telephone point, raised power sockets and an emergency pull-cord.

Bathroom

This purpose built wet room with slip-resistant flooring comprises a low level bath with grab rails, vanity unit, wash hand basin with mirror over, WC, bath, and shower unit.

Service Charge details

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 financial year end March 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 contact your property consultant or estate manager.

Ownership and Lease details

Age requirement - 70 years of age or over

Lease - 125 years from 1st June 2013.

Ground rent: £435 per annum

Ground rent review: 1st June 2028

Permit Parking

Parking is allocated, on a first come first served basis. Please check with the House Manager on site for availability. Annual fee - £250

