Excellent

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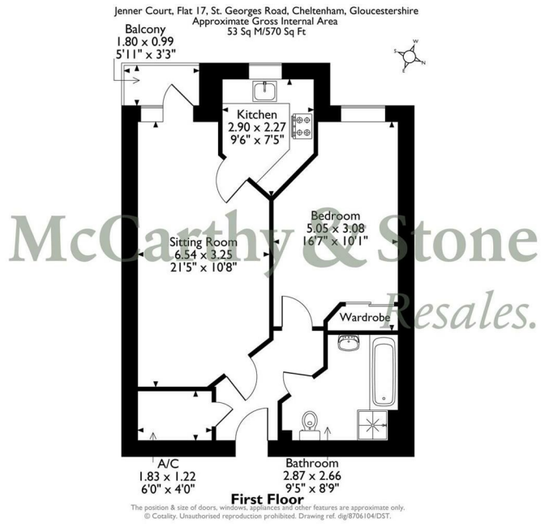
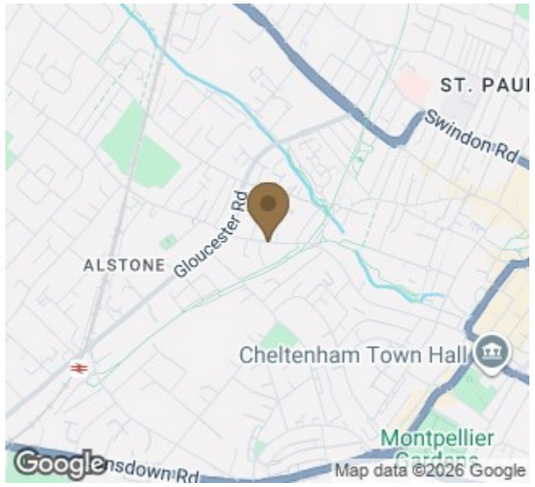
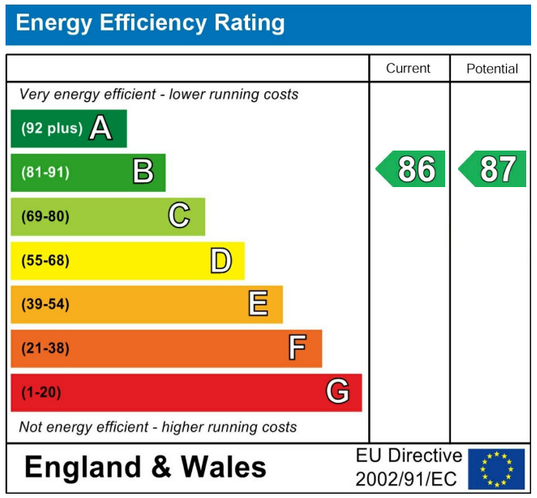
Resales.







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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

17 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 17 Jenner Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

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

Why you'll love living here:

- Charming one-bedroom retirement living apartment
- Newly fitted carpets/bathroom flooring and a paint refresh throughout
- 24-Hour on-site staffing
- Estates Manager
- Waitress-service restaurant
- Homeowners' lounge - with audio visual equipment
- Personal care packages available
- Guest suite + Function room
- Lift to all floors
- Mobility scooter charging room

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

17 Jenner Court, Cheltenham

1 | 1 | Asking price £150,000

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 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 its 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.

Property Overview

This delightful one-bedroom, first floor apartment enjoys a desirable south westerly aspect overlooking the communal gardens. The apartment has newly fitted carpets/bathroom flooring and is freshly painted throughout. The spacious lounge is bright and airy with the benefit of a walk-out balcony. The accommodation also features a modern fitted kitchen with integrated appliances, a generous double bedroom with mirrored wardrobe and a contemporary shower room with bath. The utility room offers plenty of storage space.

Social Lifestyle

The Communal Lounge is at the heart of the community at Jenner Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings, carpet bowls, bingo, rummikub and exercise to name just a few. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Jenner Court is the large seating area with tables and chairs where barbecues are hosted when weather permits. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy & Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons. Our homeowners have the opportunity to grow their own tomatoes and are welcome to enjoy some gardening.

Service charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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.

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 Estate Manager on site for availability.

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Lease Information

Lease: 125 Years from 1st June 2013
Ground rent (annual fee) - £435
Ground rent review: 1st June 2028

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