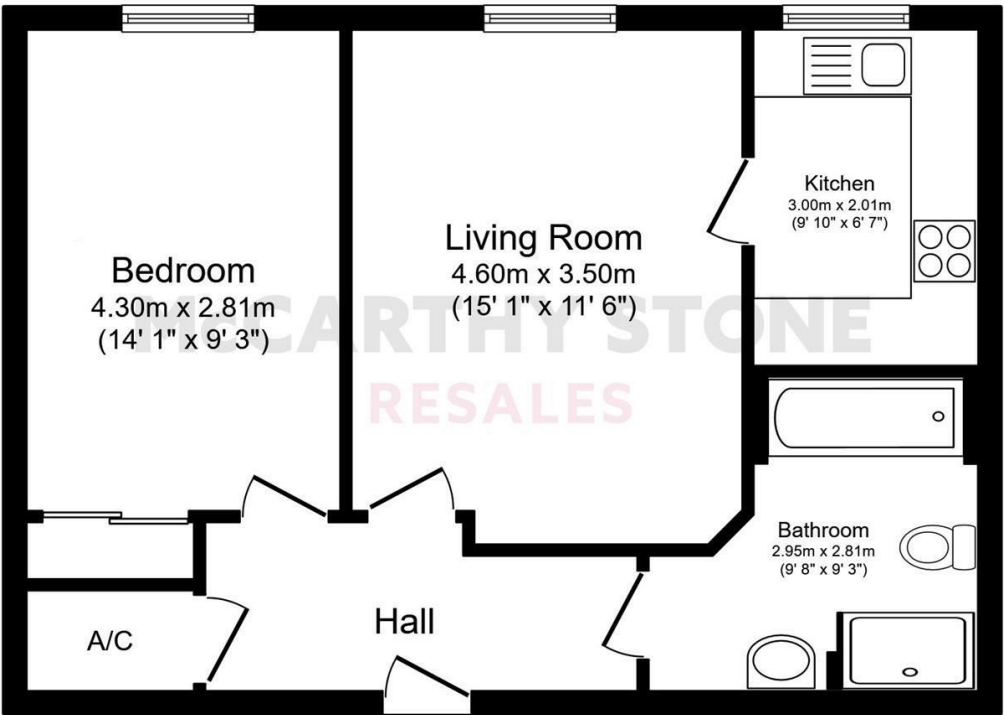


33 Jenner Court

St. Georges Road, Cheltenham, GL50 3ER



Total floor area 50.4 m² (542 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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	86	86
(69-80) C		
(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	



Asking price £165,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF JENNER COURT - BOOK NOW!
A SUPERBLY presented one bedroom retirement apartment located on the first floor.
BRIGHT AND AIRY. One hour of domestic assistance included per week.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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Jenner Court, St. Georges Road, Cheltenham, GL50 3ER

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 great sized living room with large window creates a wonderfully bright and airy space. TV point, Sky+ connectivity, telephone point, two ceiling lights, raised electric power sockets and an oak effect 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 with built-in wardrobe with sliding mirror doors. A triple glazed window. 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 level access shower unit with a slip resistant flooring.

Service Charge details

Service Charge details:

- 24-Hour on-site staffing
- 1 hour of domestic assistance per week
- Cleaning of communal windows

1 bed | £165,000

- 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. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

Service charge: £9,527.38 per annum (for financial year ending 31/03/2026)

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

Ownership and Lease details.

Lease - 125 years from 1st June 2013.
Ground rent £435 per annum
Ground rent review date: June 2028

Additional Information & Services

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

