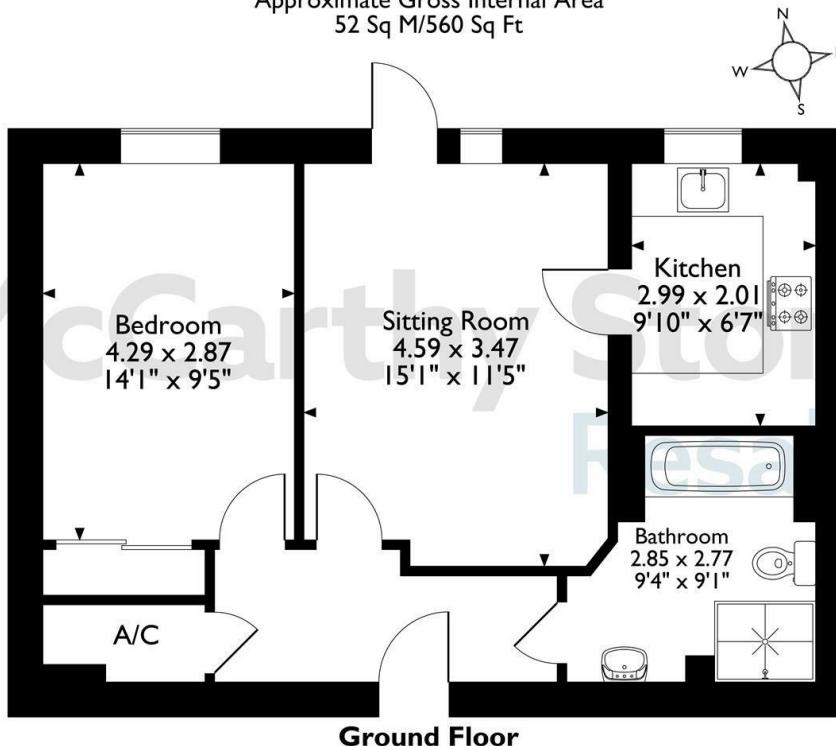


Jenner Court, Flat 12, St. Georges Road, Cheltenham, Gloucestershire
Approximate Gross Internal Area
52 Sq M/560 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(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		

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.

12 Jenner Court

St. Georges Road, Cheltenham, GL50 3ER

PRICE
REDUCED



PRICE REDUCTION

Asking price £135,000 Leasehold

Situated in JENNER COURT on St. Georges Road in Cheltenham, this delightful ONE BEDROOM GROUND FLOOR apartment offers a perfect blend of comfort and convenience, particularly suited for those seeking a retirement haven.

The apartment boasts a spacious bedroom, ideal for restful nights, and a modern bathroom that caters to all your daily needs. One of the standout features of this property is the DIRECT ACCESS TO COMMUNAL GARDENS AND PATIO AREA, which invites you to enjoy the fresh air and sunshine, making it an excellent spot for morning coffee or afternoon tea.

With its prime location, residents can take advantage of the nearby amenities, including shops, parks, and local attractions, all within easy reach. This apartment not only offers a comfortable living space but also a vibrant community atmosphere, perfect for those looking to embrace a leisurely lifestyle.

Call us on 0345 556 4104 to find out more.



St. Georges Road, Cheltenham

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'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 (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.



McCarthy Stone

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 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 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 which is fitted with a roller blind.

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



McCarthy Stone

1 Bed | £135,000

- Buildings insurance, water and sewerage rates

The service charge is £9,527.38 for the financial year ending 31/03/2026

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.

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

LEASE INFORMATION

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



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