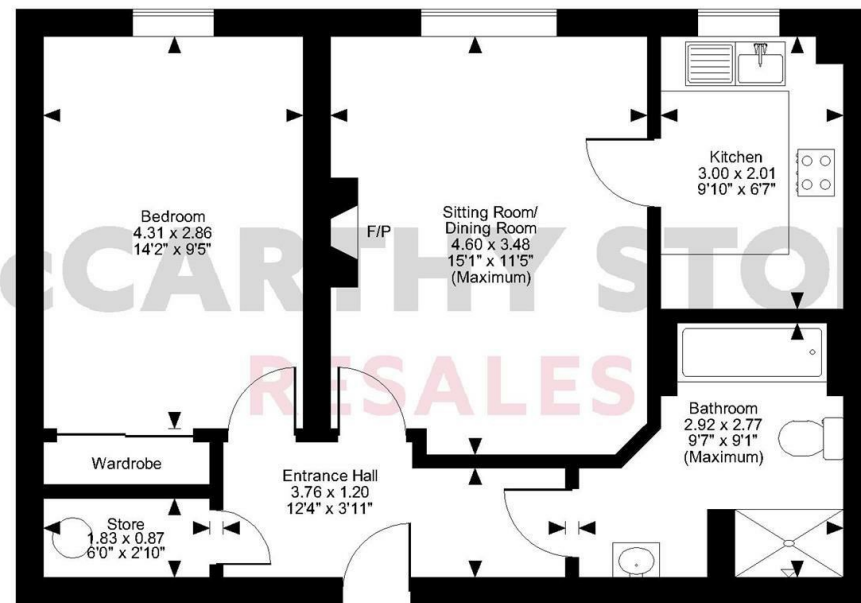


Jenner Court, St. Georges Road, Cheltenham  
Approximate Gross Internal Area  
564 Sq Ft/52 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8586516/CTA

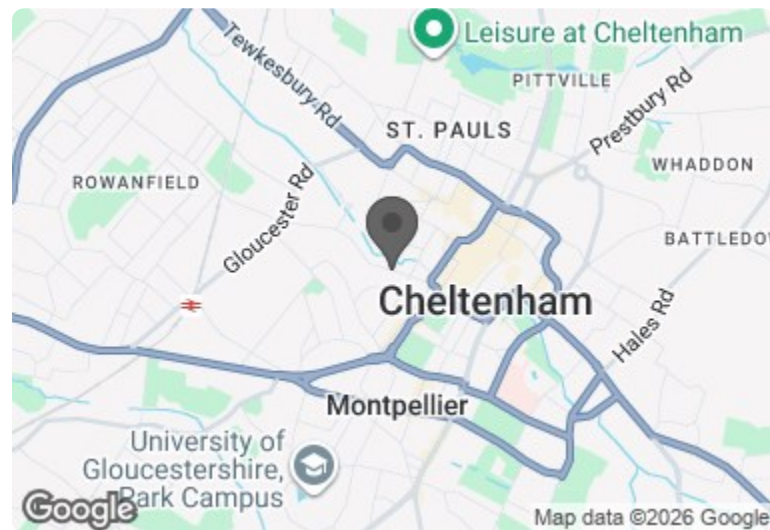
## 56 Jenner Court

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

A bright and spacious one bedroom retirement apartment overlooking the communal gardens. This apartment is conveniently situated near the lift and guest suite. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.  
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

