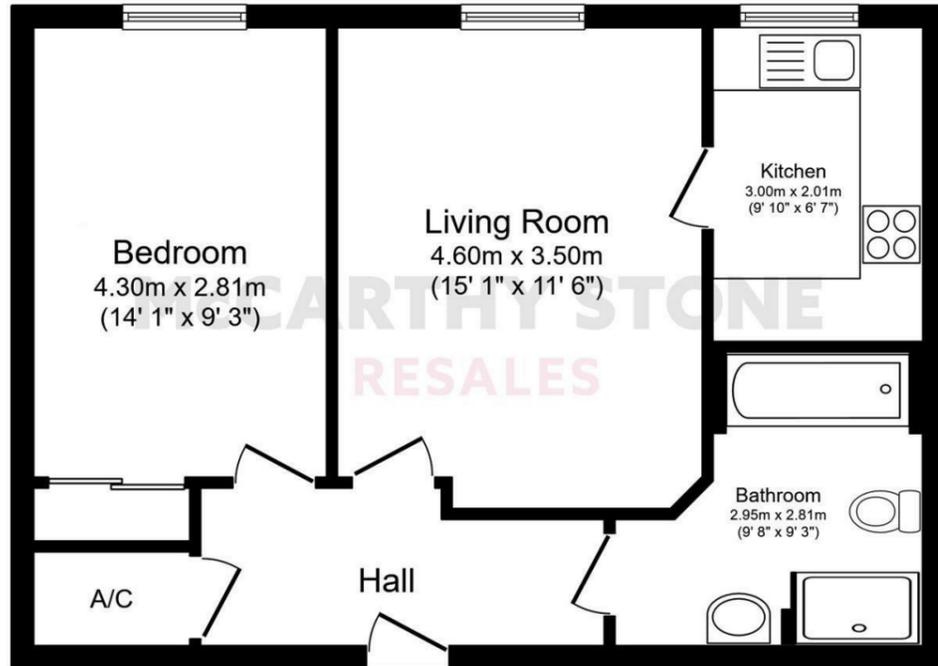


**33 Jenner Court**

St. Georges Road, Cheltenham, GL50 3ER



Total floor area 50.4 m<sup>2</sup> (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) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

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**Call us on 0345 556 4104 to find out more.**

# 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 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

