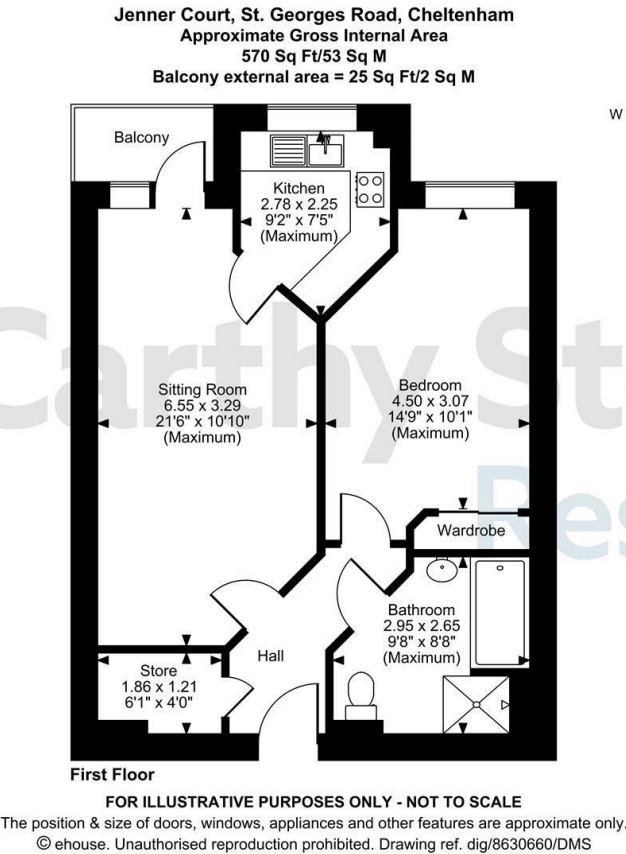




22 Jenner Court

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	79	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	

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PRICE REDUCTION

Asking price £125,000 Leasehold

A bright and spacious one bedroom retirement living plus apartment. *BENEFITING FROM HAVING A WALK OUT BALCONY* ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

Call us on 0345 556 4104 to find out more.

Jenner Court, St. Georges Road,

Jenner Court

Located on St George's Road, Jenner Court is less than a mile from the heart of Regency Cheltenham and has convenient bus stops near the front gates. These provide a regular service throughout the town, to the train station, library, museum, art gallery, theatre and outlying Cotswold villages. GP surgery is directly opposite Jenner Court. Cheltenham town centre has well maintained public gardens and the tree lined Promenade, Cheltenham's best known avenue dating back to the 1790's, is home to many prestigious high street stores. Within half a mile of the property there are two supermarkets, Tesco and Waitrose. Both offer home delivery service for in store and online customers.

At Jenner Court there is a waitress service restaurant, where freshly cooked meals are available for residents and guests every day. The development has a homeowners' lounge, fitted with audio visual equipment and WiFi, for socialising with friends and family. There is a communal, patio garden area which is accessed from the lounge. If guests have travelled from afar, they can extend their stay by booking into the Guest Suite for £25 per night - subject to availability which has an en-suite shower room, tea and coffee making facilities and a TV. There is a separate function room which can be booked for private gatherings with guests.

Jenner Court is one of McCarthy Stone's 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 monthly service charge homeowners are allocated one hour of domestic assistance per week and additional hours can be arranged. There is a range of personal care packages available to suit your requirements. These are provided by the onsite, CQC registered, care agency team. For your reassurance the development has 24-Hour onsite staffing, secure camera entry systems, and a 24-hour emergency call system - provided by a personal pendant and call points in apartment's bathroom and bedroom. There are lifts to all floors at Jenner Court.



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. Security door entry system. Doors lead to the bedroom, living room and bathroom.

Living room

A double glazed patio door opens to a walk out balcony, with room for a garden table and chairs. 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 window which is fitted with a roller blind.

Wet 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.

Bedroom

Double glazed window. Central ceiling light. TV and telephone point. Raised power sockets. Built in wardrobe with sliding mirror doors. Emergency pull-cord.

Parking

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.

Service charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas



1 Bed | £125,000

- 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 is £9,527.38 for the financial year ending March 2026. The Service charge does not cover external costs such as your Council Tax, electricity or TV license. To find out more about the service charges please contact your Property Consultant or House Manager.

Ground rent

Ground rent: £435 per annum
Ground rent review: 1st June 2028

Lease information

125 years from 1st June 2013

Additional information

- ** Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living cost's.
- ** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

