

PRICE REDUCTION



McCarthy & Stone
RESALES



34 Jenner Court, St. Georges Road, Cheltenham, GL50 3ER
Offers in the region of £195,000 Leasehold

For further details
please call 0345 556 4104

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~SPACIOUS ONE BEDROOM RETIREMENT APARTMENT WITH SUPERB VIEWS ACROSS THE COMMUNAL GARDENS~ Part of McCarthy & Stones Retirement Living PLUS Range (Formally know as Assisted Living)

The Apartment

An exceptional example and superbly maintained one bedroom retirement apartment set within the popular Jenner Court. The apartment is very spacious and filled with ample natural light, particularly the Living Room which is complemented by a large, floor to ceiling, double glazed window providing views over the professionally and maintained gardens.

Entrance Hall

Front door with spy hole and letter box leads to the entrance hall where the 24-hour Tunstall emergency response system is situated, as well as Illuminated light switches, smoke detector and a security door entry system. Further doors lead to the bedrooms, living room and wetroom.

Living Room

This wonderfully bright and spacious living room benefits from floor-to-ceiling windows which enjoy views across the communal gardens. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Two ceiling lights. Power sockets. A partially glazed door leads to the separate kitchen.

Kitchen

A modern fitted kitchen with a range of wood effect wall and base units, roll edge work surfaces over with tiled splash backs and under-counter lighting. Integrated appliances include fridge & freezer, high-level electric oven and a ceramic four ringed hob with extractor hood over. Stainless steel sink and drainer is positioned under the double glazed electric opening window which is fitted with a roller blind.

Bedroom

This large double bedroom has a built-in wardrobe with sliding mirror doors, central ceiling light, TV and telephone point, raised power sockets, and an emergency pull-cord. The double glazed window which overlooks the communal gardens.

Wetroom

This purpose built wet room has fully tiled walls and anti-slip flooring and comprises of a low level bath with grab rails, vanity unit wash hand basin with mirror over, WC, shower with fitted curtain and grab rail, a wall mounted heated towel rail and emergency pull-cord.

Jenner Court

Located on St George's Road, Jenner Court is less than a mile from the heart of Regency Cheltenham. There are bus stops conveniently

placed just yards from the front gates, providing regular service throughout the county. Within a quarter of a mile of Jenner Court, there is a Waitrose market 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, which is home to many prestigious high street shops and stores.

Jenner Court is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide 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 hour of domestic assistance per week, however, additional hours can be arranged by prior appointment. There is 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 a 24-Hour emergency call system provided by a personal pendant with static call points in the bathroom and main bedroom.

The development also has a large, communal homeowners' lounge, fitted with audio visual equipment and WiFi. This 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 (usually for a fee of £25 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 every day. Within the complex there is the added bonus of a mobility scooter room which is fitted with charging points and a laundry room. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 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
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Parking Permit Scheme

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.

Lease Information

Lease Length: 125 Years from 2013

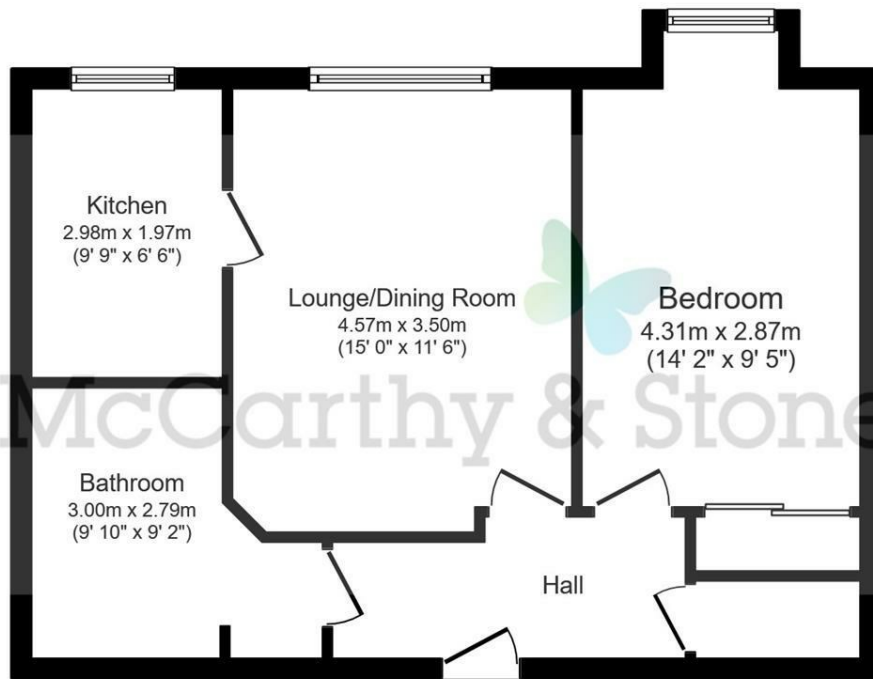
Ground rent: £435 per annum

Managed by: McCarthy and Stone Management Services

Ground Rent

Annual fee - £435





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	78	78		86	86
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
Registered Office: Fourth Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
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