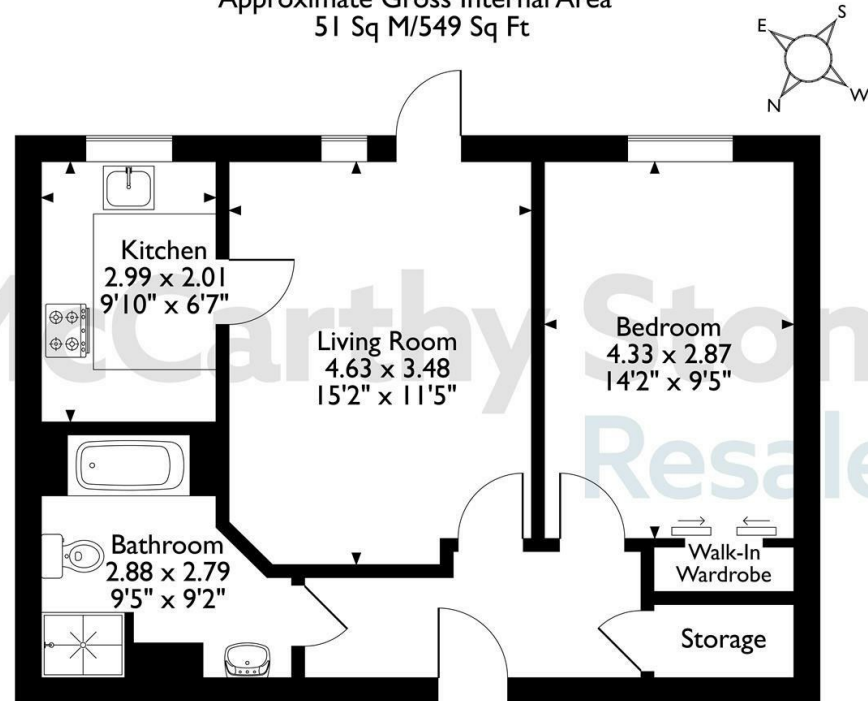


Jenner Court, Flat 2, St. Georges Road, Cheltenham, Gloucestershire  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



**Ground Floor Flat**

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	77
(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		

## 2 Jenner Court

St. Georges Road, Cheltenham, GL50 3ER



**Asking price £130,000 Leasehold**

\*Come along to our Coffee Afternoon - Tuesday 30th June 2026 - from 2pm to 4.30pm - BOOK YOUR PLACE TODAY!\*

A well presented one bedroom GROUND FLOOR APARTMENT with patio area SOUTHERLY ASPECT and side GARDEN OUTLOOK.  
Jenner Court is a McCarthy Stone retirement living plus development with 24/7 staffing, onsite restaurant, communal lounge and domestic assistance.

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

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

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

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Registered in England and Wales No. 10716544



# St. Georges Road, Cheltenham

## 1 Bed | £130,000

### Summary

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 hour 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 (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 everyday. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

### Local Area

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.

### 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 sunny south east facing living room with ample room for dining. French door opens onto patio area which boasts views over the side gardens. 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. Stainless steel sink and drainer is positioned below the south east facing auto opening window which is fitted with a blind. Waist height built in electric oven with space above for a microwave. Ceramic four ringed hob with extractor hood above. Integrated fridge & freezer. Under wall unit and ceiling lighting.

### Bedroom

South east facing spacious bedroom with window provide side garden outlook. Benefiting from a built in wardrobe with sliding mirror doors. TV and telephone point. Central ceiling light. Raised electric power sockets. Emergency pull-cord.

### Shower room

This purpose built wet room comprises; level access shower with fitted curtain and separate low level bath both fitted with support rails, vanity unit wash hand basin with mirror over, WC. Wall mounted heated towel rail. Emergency pull-cord.

### Service charge (breakdown)

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 does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service Charge £9,690.21 for financial year ending 30/06/2027.

Ask about our free entitlements service to find out what benefits you may be entitled to.

### Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the EstateManager on site for availability.

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties. Ask about our free entitlements service to find out what benefits you may be entitled to.

- Fibre to the Cabinet & Copper 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

