McCarthy & Stone
RESALES

29 Jenner Court, St. Georges Road, Cheltenham, GL50 3ER
Asking price £339,950 LEASEHOLD

For further details
please call 0345 5564104

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A SPACIOUS TWO DOUBLE BEDROOM McCARTHY & STONE RETIREMENT LIVING PLUS APARTMENT, WITH WALK-OUT BALCONY (Know previously as assisted living)

Jenner Court

Located on St George's Road, Jenner Court is less than a mile from the heart of Regency Cheltenham. With bus stops conveniently placed just yards from the front gates, 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.

Jenner Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide it's 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 hours 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.

Entrance Hallway

Front door with spy hole leads to the spacious entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a storage cupboard/airing cupboard. Illuminated light switches and smoke detector. Security door entry system. Doors lead to both bedrooms, living room and bathroom.

Living Room

This living room is complimented by a feature fireplace, and has a double glazed patio door which opens to the walk-out balcony. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Two ceiling lights. Raised electric power sockets. Door to walk in storage cupboard. 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 electric window which is fitted with a roller blind.

Master Bedroom

A double bedroom, having built in wardrobe with sliding mirror doors. Double glazed window. Central ceiling light. TV and telephone point. Raised power sockets. Emergency pull-cord.

Bedroom Two

This second double bedroom could also be used as a dining room, office or hobby room. Double glazed window. Central ceiling light.

Bathroom

This modern 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.

Service Charge (breakdown)

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Cleaning of communal windows
- 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 please contact your Property Consultant or Estate Manager.

Parking Permit Scheme (subject to availability)

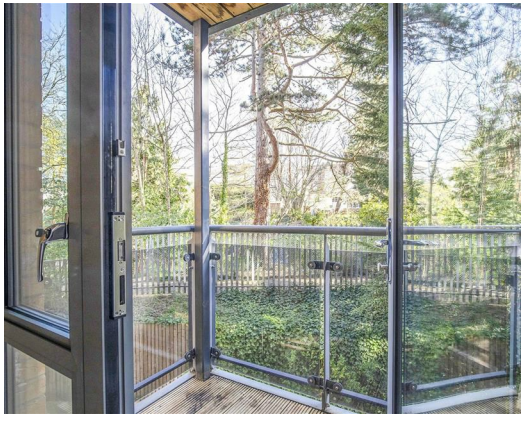
Parking is allocated, subject to availability, on a first come first served basis. Please check with the Estate Manager on site for availability. Annual fee - £250

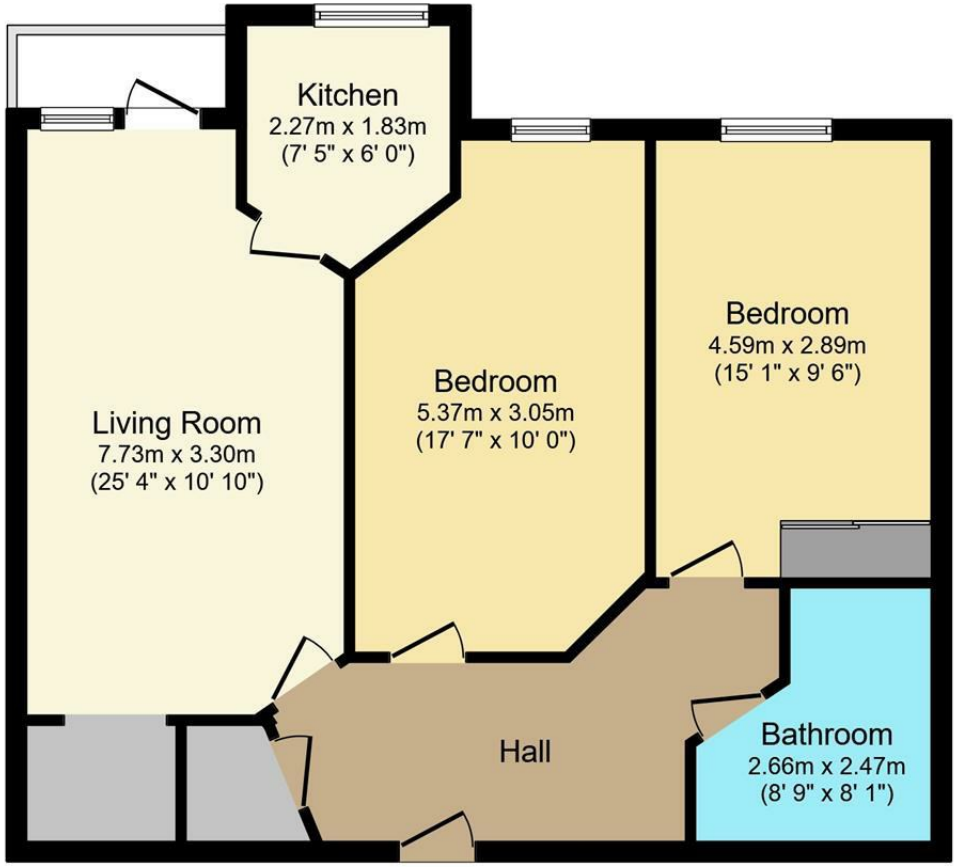
Ground Rent

Annual fee - £510

Lease Length

125 years from 1st June 2013





First Floor

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.
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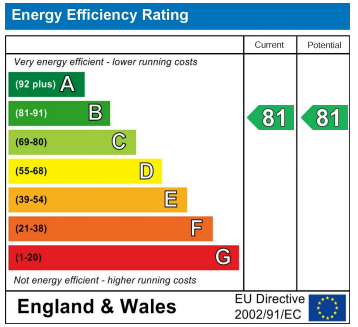

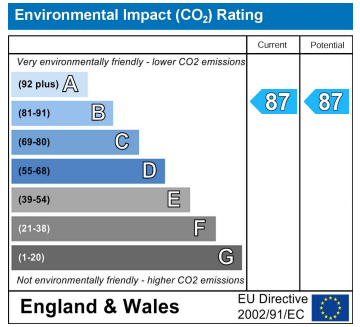

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

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 5564104 or email resales@mccarthyandstone.co.uk

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