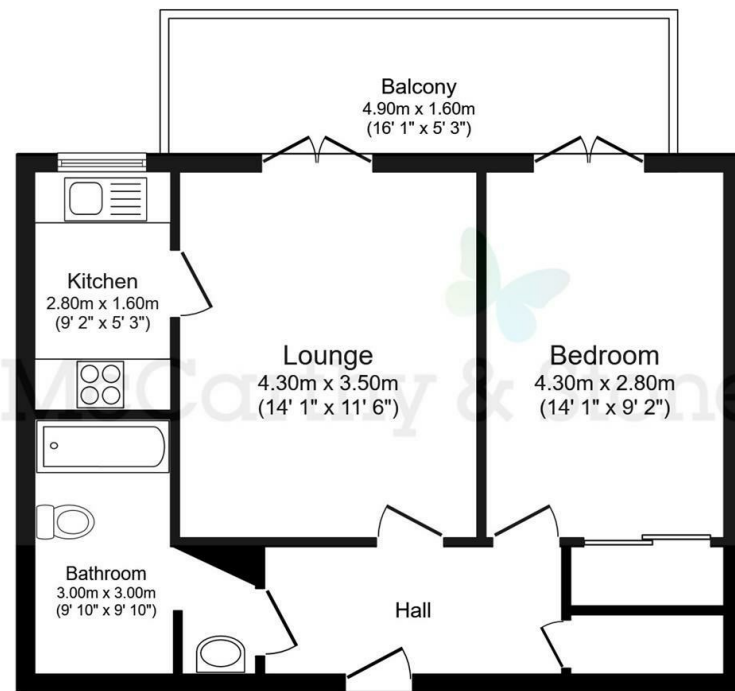


# McCARTHY STONE RESALES

**30 JENNER COURT,**  
ST. GEORGES ROAD, CHELTENHAM, GL50 3ER



Printed Contact Details...

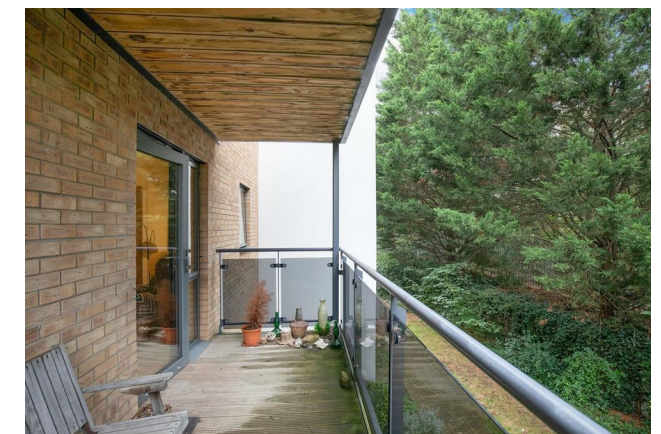
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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>			
(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>78</b>	<b>78</b>



# McCARTHY STONE RESALES

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ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF JENNER COURT - BOOK NOW!

~SPACIOUS one bedroom Retirement Living Plus apartment with LARGE SHELTERED BALCONY with ample room for garden furniture and array of pot plants.

**PRICE REDUCTION**

**ASKING PRICE £155,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# JENNER COURT, ST. GEORGES ROAD,

# 1 BEDROOMS £155,000

## 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 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

A double glazed door allows plenty of light into this bright and airy living room and gives access onto the large covered balcony. 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 with under-counter lighting. 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.

## BEDROOM

The large double bedroom has built in wardrobes with sliding mirror doors. A double glazed full height window onto the balcony. Central ceiling light. TV and telephone point. Raised power sockets. Emergency pull-cord.

## WETROOM

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.

## 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.

Service charge: £8,270.52 per annum (for financial year ending 31/03/2024)

## 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 1st June 2013

Ground rent: £435 per annum

Ground rent review: 1st June 2028

Managed by: McCarthy and Stone Management Services

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

