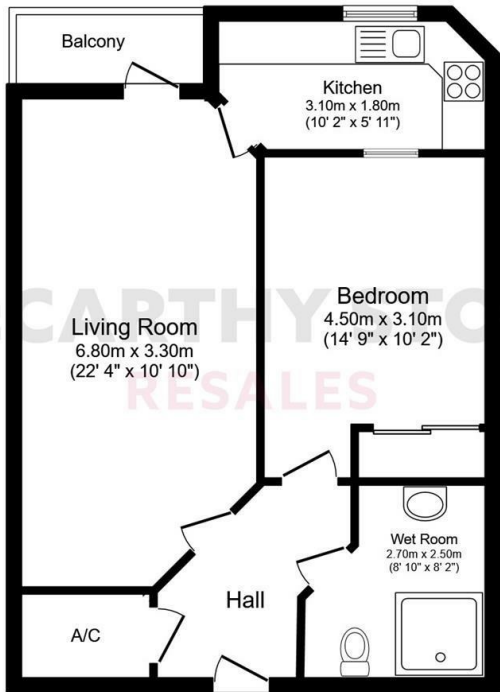


38 Jenner Court

St. Georges Road, Cheltenham, GL50 3ER

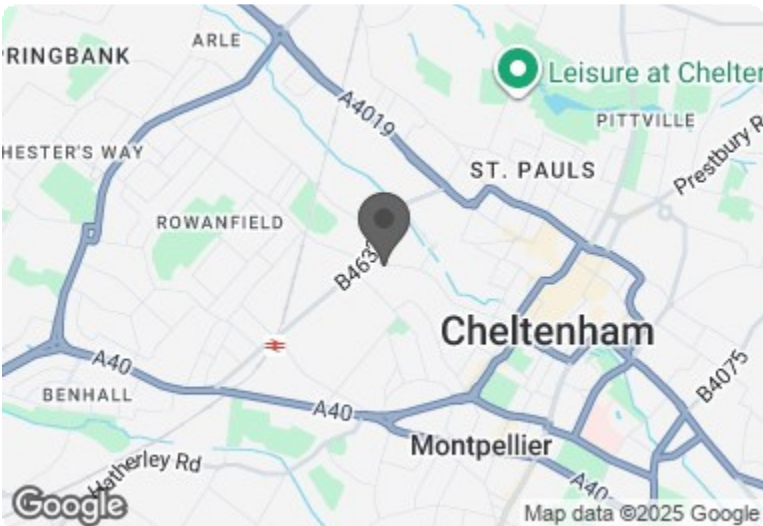
PRICE  
REDUCED



Total floor area 56.6 sq.m. (609 sq.ft.) approx  
Printed Contact Details...  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



PRICE REDUCTION

Asking price £97,500 Leasehold

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

Fantastic BRIGHT & AIRY one bedroom 2nd floor Retirement Apartment with BALCONY OVERLOOKING THE GARDENS of this McCarthy Stone Retirement Living Plus development. With on-site restaurant, Estate Manager, offering quality care services delivered by McCarthy Stone experienced CQC registered Estates team.

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# Jenner Court, St. Georges Road,

# 1 Bed | £97,500

PRICE  
REDUCED

### Entrance Hall

Front door with spy hole 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. Doors lead to the bedroom, living room and bathroom.

### Living room

This spacious living room is wonderfully bright and airy and benefits from a double glazed patio door which opens onto a great balcony overlooking the stunning gardens. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Two ceiling lights. Raised electric power sockets. A partially glazed door leads to the separate kitchen.

### Kitchen

A modern fitted kitchen with a range of wall and base units and 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 window which is fitted with a blind.

### Bedroom

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

### Wet room

This purpose built wet room 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. Wall mounted heated towel rail. Emergency pull-cord.

### Jenner Court

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.

### Local Area

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.

### Service Charges

- 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: £9,527.38 per annum (up to financial year end 31/03/2026).

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

### Car Parking Scheme (subject to availability)

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.

### Ground rent

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

### Lease information

Lease term: 125 years from the 1st June 2013  
Managed by McCarthy and Stone Management Services  
It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

### Additional Information & Services

**\*\* 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

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

