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41a Church Road, Bishops Cleeve, Cheltenham, GL52 8LP

Jenner Court Flat 40, St Georges
Road
GL50 3ER

£250,000



FOR SALE

Set in a prime location less than a mile from the heart of Regency Cheltenham with its fashionable shopping facilities and amenities is this superb two bedroom 2nd floor retirement apartment. The property benefits from beautiful views over attractive communal gardens and offers spacious well planned living accommodation, featuring reception hall, generous lounge, modern fitted kitchen with built-in and integrated appliances, Two good size bedrooms and modern wet room with bath separate shower. *No onward chain *

Jenner Court: Located less than a mile from Cheltenham's regency town centre with its pavement cafes, wine bars, bespoke restaurants, excellent shopping facilities and Times literature, music and food festivals.

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.

Communal entrance with security entrance phone to apartment 40. Apartment: entrance hall with doors to cloaks/ airing cupboard, lounge, shower room and bedrooms one and two. Lounge: window with lovely views over communal gardens and Christ church, TV and telephone points, underfloor heating control and door to kitchen. Kitchen: window with views over communal gardens, modern extensively fitted kitchen comprising a matching range of eye and base level storage units with built-in and integrated appliances to include fan-assisted oven, ceramic hob with extractor hood and fridge-freezer, underlighting to cupboard units, ceramic tile flooring with underfloor heating. Wet room: fully tiled modern white suite with panelled bath and separate shower arear with grab rail, vanity unit, W.C, and chrome heated towel radiator. Bedroom one: window with lovely views over communal gardens, built-in double wardrobe, control for underfloor heating. Bedroom two: window with views over communal gardens.

Communal facilities: Jenner Court benefits from excellent residents facilities to include such substantial beautiful communal gardens, guest suite, restaurant, communal lounge, games room, managers office and visitor's/ residents car parking.

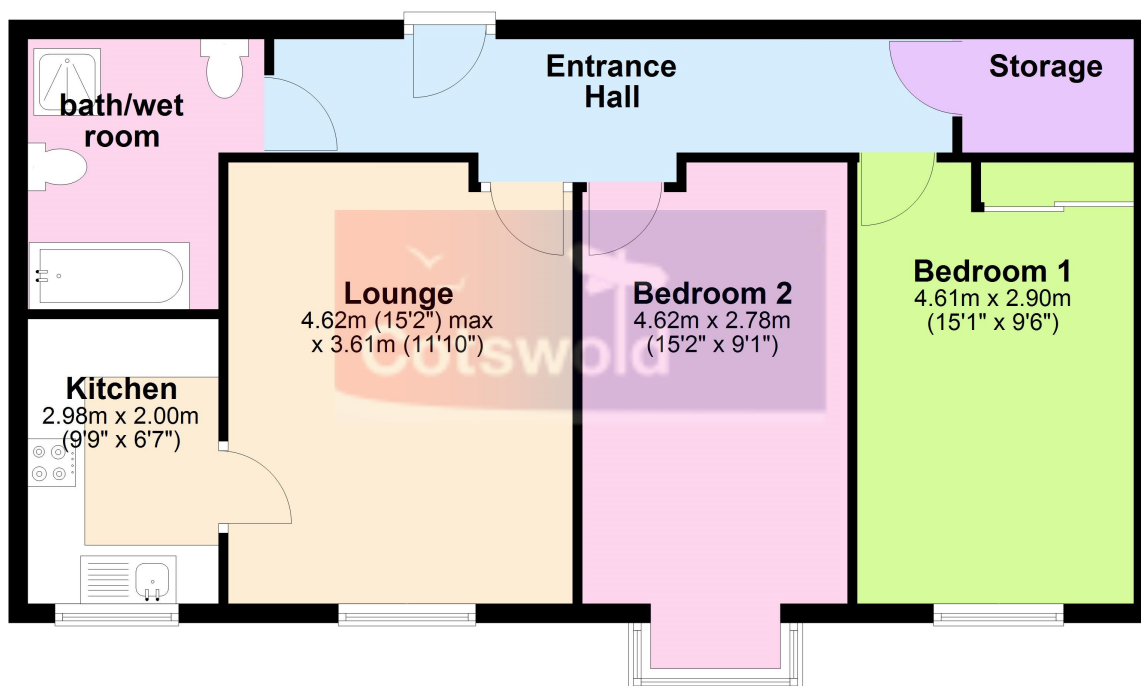






Second Floor

Approx. 68.4 sq. metres (735.7 sq. feet)



Total area: approx. 68.4 sq. metres (735.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	