

Perry Bishop
and Chambers

the agent who keeps you informed

48 Jenner Court

St Georges Road, Cheltenham GL50 3ER



Beautifully presented retirement apartment | 21ft sitting/dining room | Sunny balcony
Fitted kitchen with a window | Excellent on site services | EPC C

Offers In Excess Of £279,950

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

48 Jenner Court

St Georges Road, Cheltenham



1 Bedroom



1 Bathroom



1 Reception

This is a really well-presented one bedroom second floor assisted living retirement apartment with the benefit of a sunny balcony where you can watch the world go by. Comfort and control are very much in your hands, when you buy an apartment in this landmark development close to the town centre. Innovation and style is courtesy of market leaders McCarthy & Stone, with practical design including waist height fitted oven and power points, slip resistant bathroom with walk in shower and even a seat in the smooth and reliable lifts. Style is evident in the quality of the kitchen and bathroom with comfortable ambient heat rising from the sophisticated under floor heating system.

From designer decoration in the hallways, through to the homeowners' lounge and restaurant, there is an air of sophistication without fussiness and a real community spirit for when you are feeling sociable. Your friends can join you for a substantially subsidised three course lunch, all with

table service and the function room is yours for celebrations too. With the backdrop of attractively landscaped gardens, this is a truly peaceful haven for your retirement yet with a whole array of the town's facilities on hand, from bus routes to banks and doctors to dentists.

Additional benefits include a scooter park, a dedicated area for mobility scooter storage, parking and charging and the option for an allocated car parking space for £250pa. There are also additional assistance packages available for as and when they may be required.

The Property is also ideally located next to the Honeybourne Line path providing speedy access on foot or scooter to the station in one direction and Waitrose in the opposite direction.





Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science and food and drink. There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema. There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

From The Promenade, bear westerly along St Georges Road. Someway along passing Honeybourne Way and Waitrose on the right, this stunning development can then be found on the left hand side, before the traffic lights at Gloucester Road.

Services & Tenure

We believe the property is served by mains electricity, water and drainage. The vendor informs us that the Tenure is leasehold with 120years remaining, the ground rent is £217.50 half yearly and the service charge is £493.50 a month, which includes under floor heating, water costs and an hour's domestic service every week. The above should be verified by your Solicitor or Surveyor.

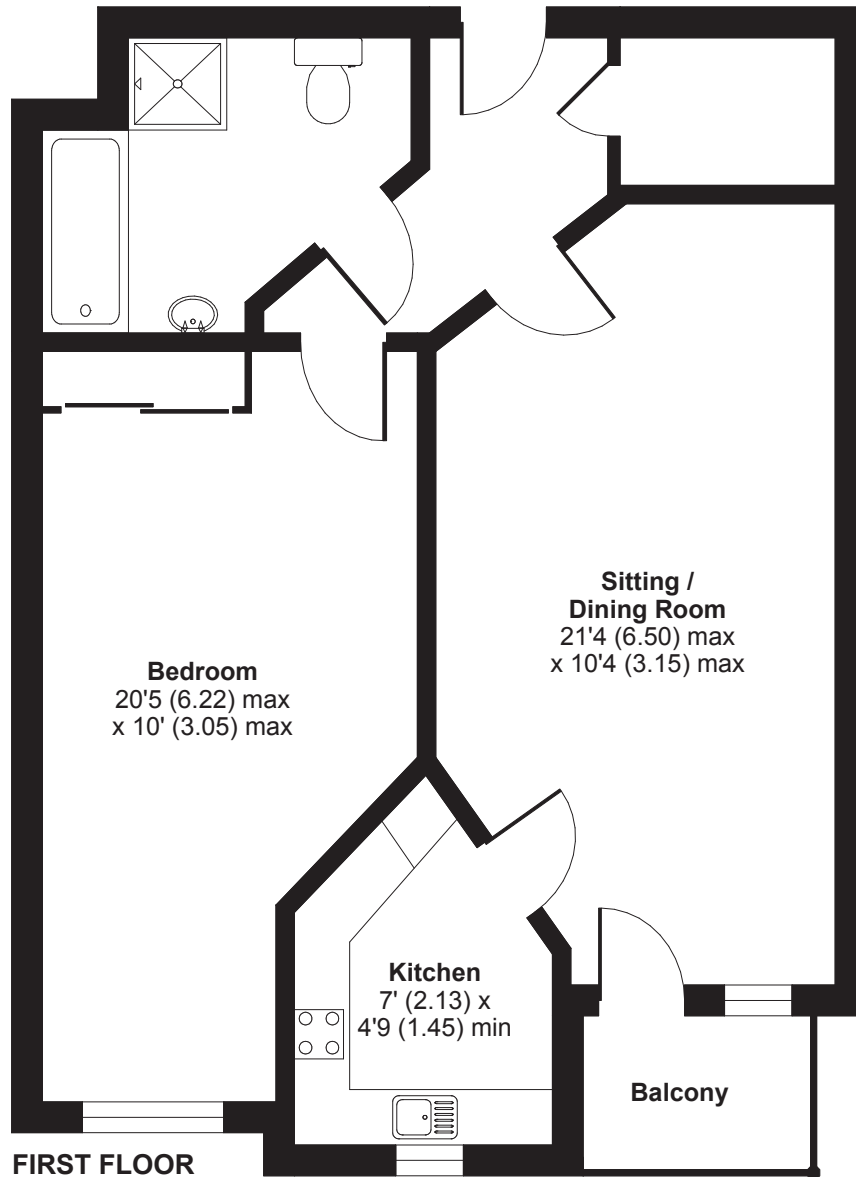
Local Authority

Cheltenham Borough Council



St. Georges Road, Cheltenham, GL50

APPROX. GROSS INTERNAL FLOOR AREA 597 SQ FT 55.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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