13 Leicester Road, Wigston LE18 1NR Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk www.nestegg-properties.co.uk

# nestegg properties

# FLOOR PLAN

# **DIMENSIONS**

Entrance Hall

**Lounge Diner** 15' x 11'05 (4.57m x 3.48m)

**Kitchen** 9'11 x 6'08 (3.02m x 2.03m)

**Bedroom** 13'11 x 9'04 (4.24m x 2.84m)

**Bathroom** 9'03 x 10'01 max (2.82m x 3.07m max)

**Store Cupboard** 3'04 x 5'11 (1.02m x 1.80m)

# Floor Plan Approx. 0.0 sq. metres (0.0 sq. feet) Kitchen Bathroom Entrance Hall Cupboard

Total area: approx. 0.0 sq. metres (0.0 sq. feet)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIE WING VIA OUT Office at 13 Leicester Roda, Wigston, Leicester, LLIS INK Telephone: 0116 2811 300 · Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/ FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County — total coverage for your home Call us on 0116 2811 300 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 — Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there were a comparable to the produce of the produce identification documentation, we would ask for your co-operation in order that there were a comparable to the produce identification documentation.

be no detail in agreeing a sate.
These details do not constitute part of an offer or contract.

Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be rel
on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current

Glenhills Court, 54 Little Glen Road, Glen Parva, LE2 9DH

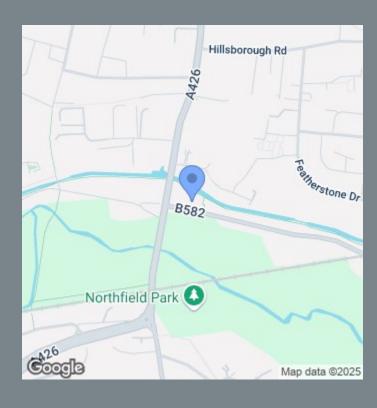
£125,000

#### **OVERVIEW**

- · Lovely Assisted Living Apartment
- · Great Location With Open Views
- No Onward Chain
- Entrance Hall & Kitchen
- Lounge Diner
- · One Spacious Bedroom
- Bathroom
- · Communal Lounge, Dining Room & Gardens
- · EER Rating B, Leasehold
- Council Tax Band -

### LOCATION LOCATION....

Nestled amidst green spaces and parks, Glen Parva offers a peaceful retreat from the hustle and bustle of city life while remaining wellconnected to urban conveniences. Residents enjoy easy access to local shops, supermarkets, and eateries, ensuring everyday needs are met within close proximity. The area is characterised by its family-friendly environment, with excellent schools and recreational facilities nearby. Picturesque walking paths and nature trails provide opportunities for outdoor exploration and leisure activities, making Glen Parva an ideal location for nature enthusiasts and active individuals alike.











# THE INSIDE STORY

This stunning modern assisted living apartment for the over-70s offers a perfect blend of comfort, convenience, and community in a fabulous location with breathtaking open views. From the moment you step inside, you're welcomed by a spacious entrance hall with a handy storage cupboard, leading into a beautifully bright and airy lounge diner, where a floor-to-ceiling window floods the space with natural light. The stylish kitchen is thoughtfully designed with an integrated fridge freezer, eye-level double oven, hob, and extractor, making meal preparation a breeze. The generously sized bedroom comes complete with fitted wardrobes, providing plenty of storage, while the modern bathroom is well-appointed with a WC, wash hand basin with vanity unit, bath, and a separate walk-in shower for ease of access. Outside, residents can unwind in the immaculately maintained communal gardens, including a picturesque canal-side seating area, or enjoy the welcoming communal lounge and dining space with an inviting outdoor terrace perfect for alfresco meals. With no onward chain, this exceptional home is ready to offer a relaxed and supportive lifestyle in a truly idyllic setting.

#### Service Charge -

- · 1 Hour domestic assistance (per week)

- ·Thour domestic dissistance (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

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

Car Parking Permit - The fee is usually £250 P/A







