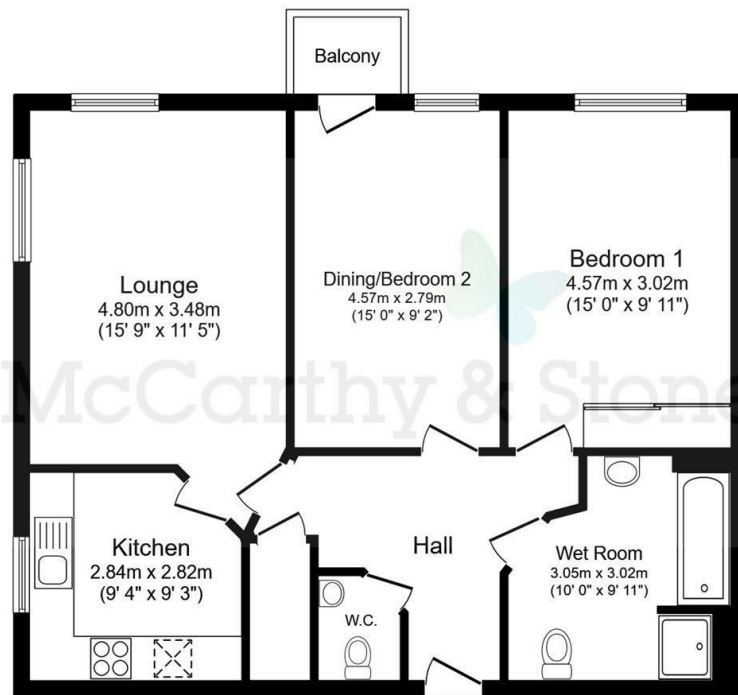


McCARTHY STONE RESALES

55 GLENHILLS COURT LITTLE GLEN ROAD, LEICESTER, LE2 9DH



Total floor area 73.3 sq.m. (789 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			
		73	73



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

JOIN US FOR A GLASS OF FIZZ & A BBQ - SATURDAY 24TH AUGUST 2024 - FROM 10AM-4PM - BOOK YOUR PLACE TODAY!

COME ALONG TO OUR DISCOVERY DAY INCLUDING AFTERNOON TEA - WEDNESDAY 25TH SEPTEMBER 2024 - FROM 1PM-4PM - BOOK YOUR PLACE TODAY!

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

PRICE REDUCTION

ASKING PRICE £180,000 LEASEHOLD

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

GLENHILLS COURT, LITTLE GLEN ROAD,

2 BEDROOMS £180,000

GLENHILLS COURT

Glenhills Court is located in Glen Parva, just four miles from Leicester city centre. The complex sits on the Grand Union Canal, which provides pleasant waterside views as well as the perfect place for a morning stroll. Away from the privacy of your apartment, Glenhills Court features a selection of social areas, including the homeowners lounge, function room and canal side gardens. There is also a fantastic restaurant serving meals every day of the year, complete with a sun terrace for those warm summer evenings. The development has a great community with a Homeowners association who support each other and assist with arranging events and day trips. When your friends and family wish to visit, they too can enjoy comfort and privacy in the guest suite, while extensive car parking facilities are ideal for permit holders.

Your home at Glenhills Court offers great comfort and security, allowing you to enjoy an independent and social retirement. For your reassurance the development has a wonderful Estates Manager and 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. Lifts and wheelchair access also make the complex accessible to all.

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

LOCAL AREA

Glen Parva is a peaceful, largely residential, suburb to the south of the city, conveniently situated to the M1 motorway with junction 21 just 10 minutes away. Near junction 21 is Fosse Park Shopping Centre and Food Court, two supermarkets and the Meridian Leisure Complex – including multiscreen cinema. Also nearby is the new Everards Meadows which includes a huge coffee shop overlooking the meadows and walks down to the River Soar and the canal.

Glenhills Court is on a bus route (weekdays every 10 minutes) with buses in one direction going into Leicester City Centre, with stops along the way at Leicester's cricket, football and rugby grounds, as well as the Leicester Royal Infirmary and at Freemans Common, where there is a supermarket, cinema, bingo hall and a couple of eateries.

Close to Glenhills Court is the centre of Blaby which is just half a mile away; walkable but has a large car park. In Blaby there are numerous small shops including bakers, butchers, and a few charity shops. Also in Blaby are banks/cash points, coffee

shops, supermarkets, doctors, dentists, chemist, opticians, hairdressers, pubs/restaurant, take-aways, churches, library, parks, antiques centre and much more.

Walking from Glenhills Court. You can take a short stroll along the tow path of the canal in either direction or go further afield via an extensive network of footpaths. In one direction the tow path takes you to South Wigston or you can veer off on footpaths crossing the nearby River Sence and on to Bouskell Park and beyond. In the other direction the towpath leads to Aylestone Meadows, the River Soar, the Great Central Way, Everards Meadows and eventually to near Leicester City Centre. Further afield Glenhills Court is ideally situated to explore the Charnwood Forest around junction 22 of the M1 and in the opposite direction places like Foxton Locks near Market Harborough.

ENTRANCE HALL

Front door with spy hole leads to a spacious entrance hall - the 24-hour Tunstall emergency response pull cord system is located in the hall. From the hallway there are doors to a storage/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors leading to the living room, bedrooms, shower room and cloakroom.

LIVING ROOM

Bright and spacious, dual aspect living room with stunning canal and garden views. Two ceiling lights, TV and telephone points. Sky/Sky+ connection point. Fitted carpets, curtains, storage heater and raised electric sockets.

KITCHEN

Fitted with a range of wall and base units, pan drawers with a modern roll top worktop with ceramic tiling over. Inset, waist level oven with space for a microwave over. Stainless steel sink with mixer tap sits beneath the electronically controlled window with fitted blind overlooking the canal. Electric hob with chimney extractor hood over, integrated fridge/freezer. Tiled floor, under counter lighting, ventilation system.

BEDROOM 1

Double room with mirror fronted fitted wardrobes providing hanging rails and shelving. TV and telephone points, raised sockets, electric heater. Fitted carpets, ceiling light, curtains.

BEDROOM 2

Double bedroom that is currently used as a dining room and

would also work well as a study or hobby room. Double glazed window and door with access to a private balcony with garden and canal views. Ceiling light, raised sockets, electric heater. Fitted carpets and curtains.

BATH/SHOWER ROOM

Fully tiled suite comprising; bath and separate level access shower with support rail and curtain. Vanity unit containing a hand basin and illuminated mirror over. Chrome heated towel rail, WC, slip resistant flooring

GUEST CLOAKROOM

Vanity unit containing a hand basin and mirror over. WC, chrome heated towel rail. Ceramic floor tiling.

SERVICE CHARGE (BREAKDOWN)

- 1 Hour domestic assistance (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
- Buildings insurance

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. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £12,540.71 per annum (for financial year ending 30/09/2024)

LEASE INFORMATION

125 years from 1st June 2015

PARKING PERMIT SCHEME (SUBJECT TO AVAILABILITY)

The fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with your Estate Manager on site for availability.

GROUND RENT

Ground rent: £510 per annum

Ground Rent Review: 1st June 2030

ADDITIONAL INFORMATION & SERVICES

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

