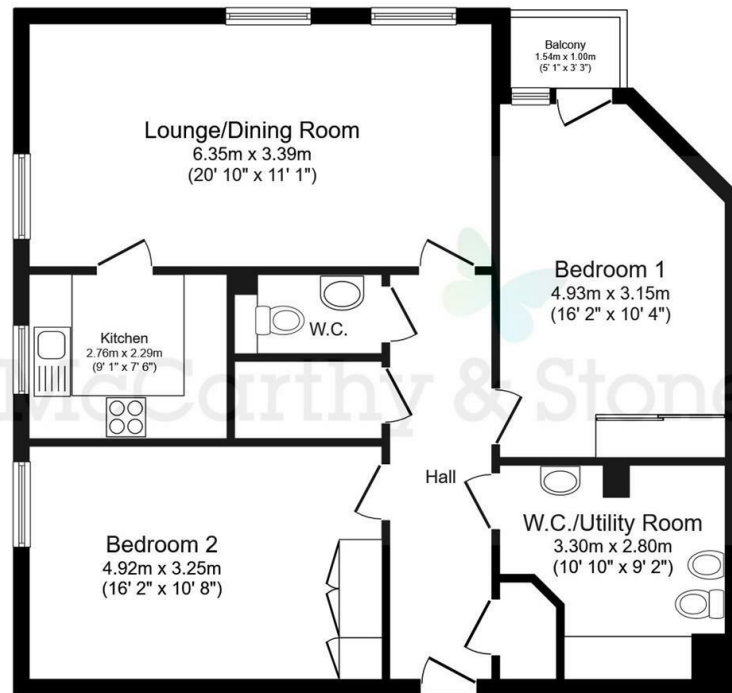


# McCARTHY STONE RESALES

## 45 GLENHILLS COURT LITTLE GLEN ROAD, LEICESTER, LE2 9DH



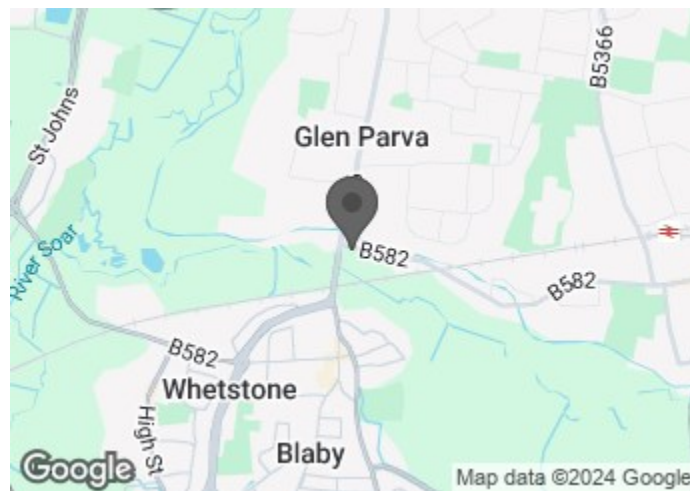
Total floor area 84.0 sq.m. (904 sq.ft.) approx

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: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# 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.



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

WELL PRESENTED, bright and SPACIOUS retirement apartment benefiting from a DUAL ASPECT LIVING ROOM, master bedroom with access to a WALK-OUT BALCONY. SHOWER ROOM and GUEST CLOAKROOM. The development offers EXCELLENT COMMUNAL FACILITIES including a dining room, function room, landscaped gardens and communal lounge where SOCIAL EVENTS take place.

**PRICE REDUCTION**

**ASKING PRICE £215,000 LEASEHOLD**

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

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

# GLENHILLS COURT, LITTLE GLEN ROAD,

# 2 BEDROOMS £215,000

## GLENHILLS COURT

Glenhills Court is located beside the Grand Union Canal in Glen Parva, just four miles from Leicester city centre. This fine collection of age-exclusive apartments is a must-see for those seeking retirement living in Leicestershire; the complex includes one and two bedroom properties, which are spacious, stylish, and offer the benefits of Retirement Living PLUS. Each apartment in Glenhills Court includes a large bedroom, spacious living area and high quality kitchen and bathroom. All windows feature double glazing, perfect for those select apartments that also benefit from beautiful canal views. 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 are a range of personal care packages to suit your requirements - provided by the registered CQC Your Life Care & Management team. In addition to the 1 hour domestic assistance included in your service charge, there are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise; Domestic support, Ironing & Laundry, Shopping, Personal care, Medication, Companionship (please speak to the Property Consultant for further details and a break down of charges). The development has a great community of Homeowners with a Homeowners association who support each homeowner, annual events and day trips. 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. Your home at Glenhills Court offers great comfort and security, allowing you to enjoy an independent and social retirement. Away from the privacy of your apartment, Glenhills Court features a selection of social areas, including the homeowners lounge and canal side gardens. There is also a fantastic restaurant serving meals every day of the year, complete with table service and a sun terrace for those warm summer evenings. 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. Homeowners of Glenhills Court enjoy peace of mind with the outstanding safety and security features, which include a 24-hour emergency call system, permanent staffing and domestic assistance. Lifts and wheelchair access also make the complex accessible to all. Glenhills Court enjoys a convenient location in Glen Parva, within easy reach of 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. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

## RETIREMENT LIVING PLUS

All care and support at our Retirement Living PLUS developments is provided by YourLife Management Services, which was created in 2010 as a joint venture between us and Somerset Care. Everyone who works for YourLife is dedicated to you and to going that extra mile to provide person-centred care and support. For your peace of

mind, each staff member has a certificate from the DBS (the Disclosure and Barring Service) and we invest in their training to make sure they have all the skills they need to provide you with a fantastic service. Personal care packages are flexible and personalised to your specific needs. You decide exactly what level of care and support is right for you (starting from a 15-minute session) and can adjust your package so you only ever pay for what you use. YourLife is regulated in England by the Care Quality Commission. In Scotland, the regulator is the Care Inspectorate and in Wales it's the Care and Social Services Inspectorate. Copies of the latest CQC report are available online.

## 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 the newly extended (December 2020) 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 is a door to a storage/airing cupboard, illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord. Doors leading to the living room, bathroom and bedroom.

## LIVING ROOM

Bright and airy, dual aspect living room benefitting from three full height windows allowing the natural light to flood in. TV and telephone points, Sky/Sky+ connection point, ceiling light. Fitted carpets, storage heater, raised electric sockets. Opening to the kitchen.

## KITCHEN

Fitted with a range of wall and base units, pan drawers with a modern roll top worktop with tiling over. Inset, waist level oven, stainless steel sink with mixer tap over, sits beneath an auto opening window. Electric hob with chimney extractor hood over, integrated fridge/freezer, dishwasher. Tiled floor, ventilation system. Ceiling and under unit lighting.

## MASTER BEDROOM

Spacious bedroom with full height window, and door opening up to a walk-out balcony. Double wardrobe with mirror fronted doors and hanging rail. TV and phone point. Storage heater.

## BEDROOM 2

Spacious bedroom with full height window. TV and phone point. Storage heater. Fitted wardrobes.

## SHOWER/UTILITY ROOM

Fully tiled and fitted suite with level entry wet room style shower with support rail and curtain. Hand basin with vanity unit and mirror over. WC and chrome heated towel rail, downlights, shaving point and ventilation system. Built in utility area with washing machine and storage. Slip resistant flooring.

## GUEST CLOAKROOM

Modern suite with WC, vanity unit with inset wash basin and mirror over. Heated towel rail, ceiling light, tiled floor.

## 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: £12,952.00 per annum (for financial year ending 30/09/2025)

## LEASE INFORMATION

125 years from 1st June 2015

## GROUND RENT

Annual fee - £510

Ground rent review date: 1st June 2030

## PARKING PERMIT INFORMATION

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.

## ADDITIONAL INFORMATION & SERVICES

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

