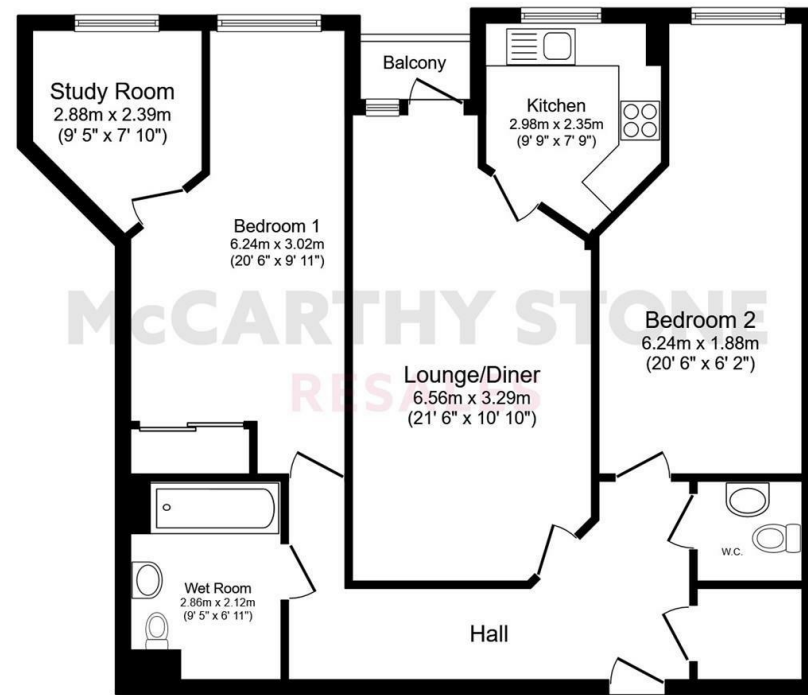


# McCARTHY STONE RESALES

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

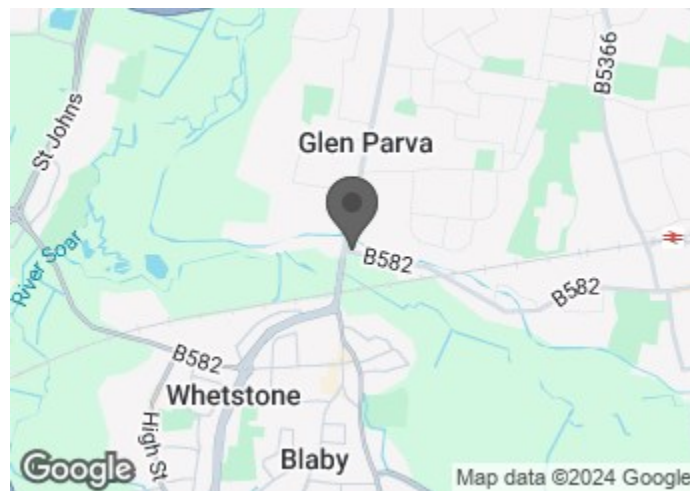


Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**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>			
(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			
		<b>77</b>	<b>77</b>



# McCARTHY STONE RESALES

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A SPACIOUS and WELL PRESENTED two bedroom retirement apartment benefitting from a WALK-OUT BALCONY. Two DOUBLE BEDROOMS and a SEPARATE STUDY. The development has EXCELLENT COMMUNAL FACILITIES including landscaped gardens, on-site restaurant, function room and communal lounge where SOCIAL EVENTS take place.

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# GLENHILLS COURT, LITTLE GLEN ROAD,

# 2 BEDROOMS £175,000

## GLENHILLS COURT

Glenhills Court is located beside the Grand Union Canal in Glen Parva, just half a mile from the vibrant village of Blaby and 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 Glenhills Court offers great comfort and security, allowing you to enjoy an independent and social retirement, with 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system.

Glenhills Court features a selection of social areas, including the homeowners lounge and canal side gardens. The excellent on site restaurant serves meals every day of the year, complete with table service and an adjacent sun terrace for those warm summer evenings.

Lifts and wheelchair access make all areas of the complex accessible to everyone.

The development has a vibrant, friendly community with a very active Homeowners association. There are a variety of regular weekly activities and events to take part in, should one wish, such as gentle group exercise sessions, book club, film nights and coffee mornings.

In addition to the weekly events a number of day excursions are taken throughout the year.

When your friends and family wish to visit, they too can enjoy comfort and privacy in the guest suite. The complex sits on the Grand Union Canal, which provides pleasant waterside views as well as the perfect place for a morning stroll.

## 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 emergency response pull cord system is located in the hall. From the hallway there are doors to a storage/airing cupboard. Two ceiling lights, illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord. Doors leading to the living room, bedrooms, shower room and cloakroom.

## LIVING ROOM

Spacious and bright lounge benefits from a double-glazed door leading onto a walk-out balcony, overlooking the communal gardens. An area of the lounge provides a great space for dining and is within easy access to the kitchen via double, part glazed doors. TV and telephone points. Sky/Sky+ connection point and two ceiling lights. Fitted carpets and 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 above for a microwave, stainless steel sink with mixer tap and auto-opening window with fitted blind over. Electric hob with chimney extractor hood over, integrated fridge/freezer. Tiled floor, ceiling spotlights, under counter lighting, ventilation system.

## MASTER BEDROOM

This spacious bedroom benefits from a full height window overlooking the communal gardens. Double, mirror fronted wardrobe provides hanging space and shelving. Two ceiling lights, raised sockets, TV & telephone points. Door leading to study.

## STUDY

Situated off the master bedroom, the study which could also be utilised as a dressing room. Double glazed window, raised power sockets.

## BEDROOM TWO

Spacious bedroom which could also be used as a dining room benefitting from a large window with views over the communal gardens. TV and phone point. Electric heater

## BATH/SHOWER ROOM

Fully tiled and spacious bathroom comprising of bath with grab rail and separate wet room style shower. Vanity unit containing a hand basin and mirror over. Chrome heated towel rail, WC. Ceiling spotlights, slip resistant flooring.

## GUEST CLOAKROOM

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

## SERVICE CHARGE

- 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.

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

## LEASE INFORMATION

125 years from 1st June 2015

## CAR PARKING PERMIT

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

