

# McCARTHY STONE RESALES

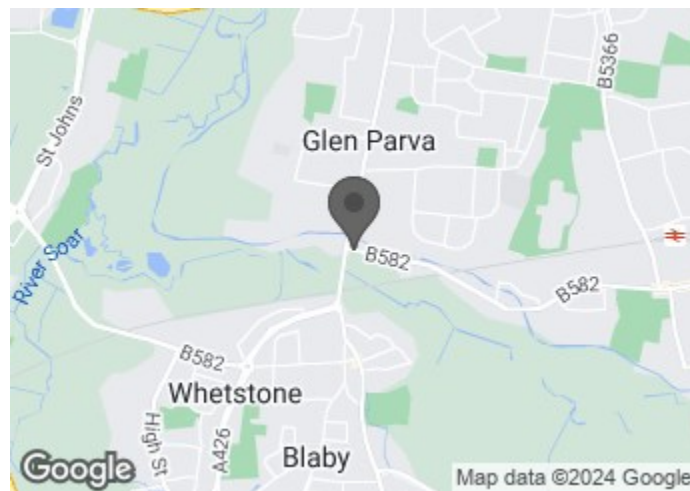
## 18 GLENHILLS COURT

LITTLE GLEN ROAD, LEICESTER, LE2 9DH



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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>80</b> | <b>80</b> |



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\*JOIN US FOR FIZZ & CAKE – THURSDAY 25TH APRIL – 10am – 4pm - BOOK YOUR PLACE TODAY!\*

SUPERBLY PRESENTED retirement apartment with CANAL VIEWS. Modern kitchen with BUILT IN APPLIANCES, double bedroom with BUILT IN WARDROBES and a CONTEMPORARY shower room completed this lovely apartment.. The development offers EXCELLENT COMMUNAL FACILITIES including an on site restaurant, function room and communal lounge where SOCIAL EVENTS take place.

**PRICE REDUCTION**

**ASKING PRICE £199,950 LEASEHOLD**

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

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# GLENHILLS COURT, LITTLE GLEN ROAD,

# 2 BEDROOMS £199,950

## APARTMENT OVERVIEW

Beautifully presented two bedroomed apartment with triple window canal views, providing day long sunshine from three aspects of the flat during the daytime. Currently, the second bedroom is set up as a dining area and it overlooks the peaceful waterway where you can sit and watch the boats travelling along at your leisure.

The first floor corner situation has unobscured views over the canal and surrounding gardens and is in a peaceful and tranquil position within the building. The apartment is located close to the dining facilities being just moments from the function room and dining area where residents can dine daily having selected food options from a variety of meals on offer. One of the two lifts is also en route to the dining room and gives easy access to the ground floor and superb lounge and meeting place. The apartment is currently furnished with modern furnishings and it certainly has a wow factor as you walk in. Come and make an appointment to see the lovely home on offer.

## 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

Glenhills Court is situated half a mile from Blaby and 1 mile from Wigston. Blaby is well served by local independent traders which include butchers, bakers, chemists, newsagents etc as well as national retail chains. Located within the town centre are a variety of essential services including a bank and the Post Office, a health centre and a dental practice. Leicester City centre is easily accessed by bus with a stop just outside Glenhills Court. The service is regular with stops at the Leicester Royal Infirmary, the De Montfort Hall and all the major Leicester sports grounds. From Glenhills Court one can stroll along the canal tow path. 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 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 HALLWAY

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 large, walk-in 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

The spacious living room with two large double window overlooking the development gardens and the adjacent canal. TV and telephone points. Sky/Sky+ connection point and two ceiling lights. Fitted carpets, storage heater and raised electric sockets. Part glazed door leading to kitchen.

## KITCHEN

A modern fitted kitchen with a range of base and wall units. Fitted roll edge worktops and tiled splash back. Stainless steel sink unit with drainer and mixer tap. Built in electric oven. Integrated fridge/freezer. Ceramic hob with chrome extractor hood. Tiled floor.

## MASTER BEDROOM

A beautifully presented master bedroom with a large built in, mirror fronted, wardrobe. Large double glazed window. fitted with blinds and curtains. TV, telephone point and power points. Central ceiling light.

## WET ROOM

Purpose built wet room comprising; walk in shower with grab rails and glass screen; WC; Vanity storage unit with inset wash hand basin; Heated towel rail. Built in storage unit.

## SECOND BEDROOM

A good sized second double bedroom with double glazed window, currently being used as a second sitting room. Wall mounted heated towel rail. TV and power sockets.

## 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 Estate 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 Estate Manager.

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

## LEASE INFORMATION

125 Years from 1st June 2015.

## PARKING PERMITS

Parking permits are available subject to availability at a cost of £250 per year. Speak to your Property Consultant or Estate Manager for more information.

## GROUND RENT

Ground rent: £510 per annum  
Ground rent review: 1st June 2030

## FEATURES

- Estate Manager and 24-hour on site staffing
- 24 hour emergency call system
- Part Exchange available
- Pets allowed
- Full wheelchair access
- Lifts to all floors
- Homeowners lounge and on-site restaurant
- Mobility scooter charging point
- Landscaped gardens
- Laundry room
- Guest Suite
- Call McCarthy and Stone Resales to view 0345 5564104

## ADDITIONAL INFORMATION & SERVICES

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

