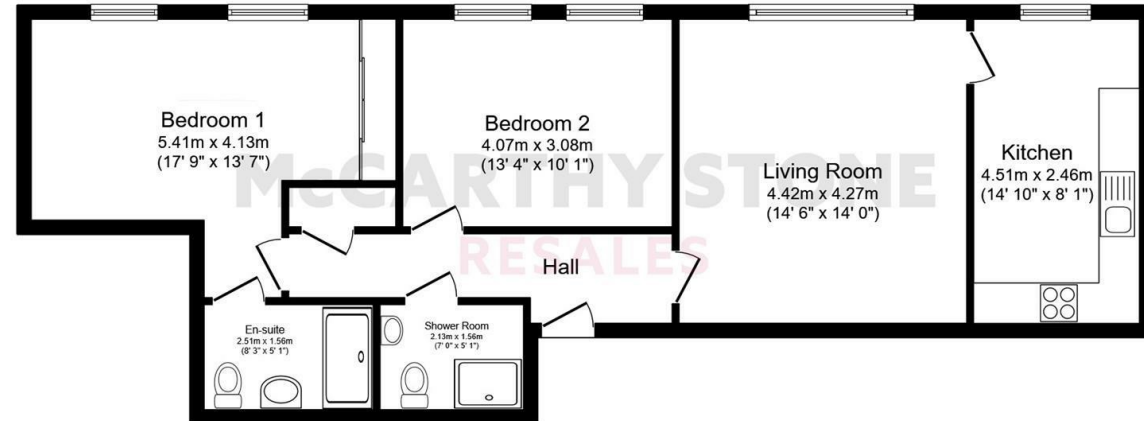


McCARTHY STONE RESALES

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

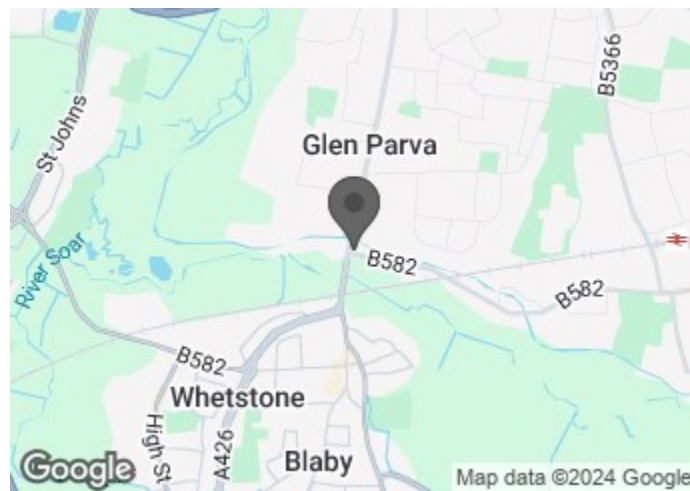


Total floor area 76.3 sq.m. (821 sq.ft.) approx

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) 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			
		80	80



McCARTHY STONE RESALES

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SUPERBLY PRESENTED retirement apartment with COUNTRYSIDE and GARDEN VIEWS. Modern kitchen with BUILT IN APPLIANCES, two double bedrooms, one with built in wardrobes and a mobility friendly, ensuite, shower room. A second, separate, contemporary wet-room style bathroom completes 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 £270,000 LEASEHOLD

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

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

GLENHILLS COURT, LITTLE GLEN ROAD,

2 BEDROOMS £270,000

APARTMENT OVERVIEW

A beautifully presented two bedroomed, two bathroomed apartment. South east facing to provide long mornings of sunshine and shaded afternoons in hot weather. Situated on level 5 you can enjoy wonderful views of the communal gardens and countryside, giving outside interest in every season. Located in a peaceful yet convenient position within the building there are two lifts nearby. Both give easy access to the dining area, function room, main entrance and the superb homeowners lounge.

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 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 both bedrooms.

LIVING ROOM

The spacious living room with a large double window overlooking the development gardens. 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. Windows are fitted with electric slatted blinds and pull back curtains.

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 and a fitted dishwasher. Ceramic hob with chrome extractor hood. Tiled floor. Full height window with blinds. Small dining space overlooking the gardens.

MASTER BEDROOM

A generous sized, master bedroom with a large, mirror fronted, wardrobe. Two full height, double glazed, windows with curtains and blinds. TV, telephone, and power points. Central ceiling light. This room has an ensuite, mobility adapted, shower room. With WC vanity storage unit with inset wash hand basin, and heated towel rail. The ensuite room also has the benefit of a sun tube to bring natural daylight into the room.

WET ROOM

Separate wet room bathroom with shower, grab rails and curtain railing. WC vanity storage unit with inset wash hand basin.

SECOND BEDROOM

A good sized second double bedroom with two full height double glazed windows, which can be used as a spare room or a dining room/ hobby room or study room. 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: £12,952.00 per annum (for financial year ending 30/09/2025)

LEASE INFORMATION

125 Years from 1st June 2015
Ground rent: £510 per annum
Ground rent review: 1st June 2030

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

