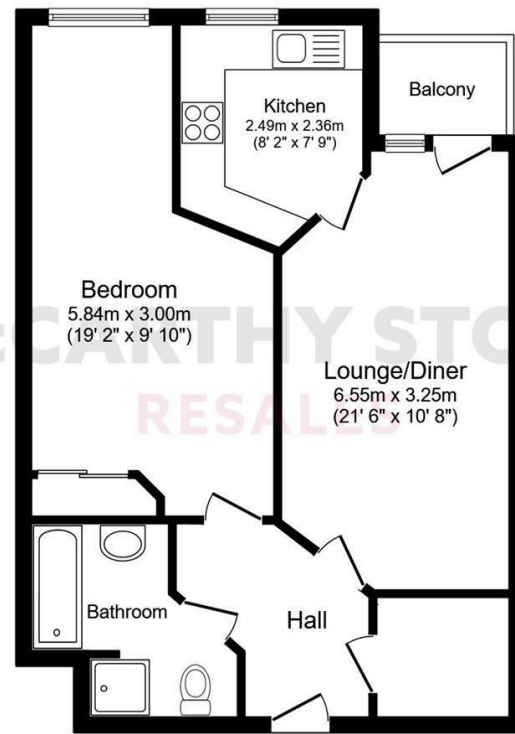


# McCARTHY STONE RESALES

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



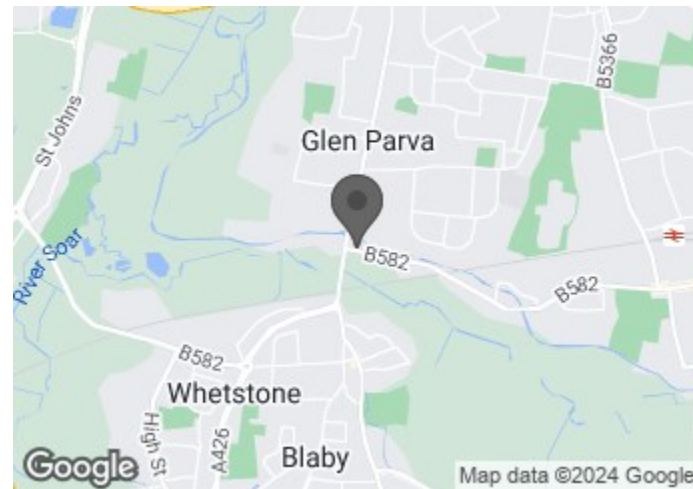
Total floor area 55.4 m<sup>2</sup> (596 sq.ft.) approx

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) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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		



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

Presented in a 'TURN KEY' condition having been freshly decorated throughout, this first floor one bedroom retirement apartment benefits from a spacious living room with a WALK OUT BALCONY, modern kitchen with BUILT IN APPLIANCES, double bedroom with FITTED WARDROBES and a CONTEMPORARY bathroom.  
-Part Exchange, Entitlements Advice and Solicitors available - ask your Property Consultant for more details.-

### ASKING PRICE £139,950 LEASEHOLD

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

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

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.



# GLENHILLS COURT, LITTLE GLEN ROAD, GLEN PARVA, LEICESTER

## 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 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.

## LOCAL AREA

Glen Parva is a peaceful suburb to the south of the city, conveniently situated to the M1 motorway. It is largely residential, with several small shops in its 'Carvers Corner', including a post office, doctors surgery, chemist and newsagent. Nearby, you'll find the large Fosse Shopping Park, which features over thirty high street stores. Glen Parva also benefits from a local park, library and memorial hall.

## APARTMENT OVERVIEW

We are pleased to offer to the market this 'as new' one bedroom apartment having been freshly decorated throughout. The apartment is conveniently situated close to the dining room and easy access to lifts leading to the communal lounge and main reception. The apartment further benefits from with a spacious living room with a walk-out balcony. The lovely wood effect flooring has only recently been fitted. All curtains, blinds and light fittings are included.

## ENTRANCE HALLWAY

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 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, shower room and bedroom.

## LIVING ROOM

Spacious lounge benefitting from patio doors leading on to a private balcony. There's ample space for a dining table and electric fire and surround provides an attractive focal point. TV and telephone points. Sky/Sky+ connection point and two ceiling lights. Wood effect flooring. storage heater and raised electric sockets. Part glazed door leading to 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 and space for a microwave above. Stainless steel sink with mixer tap and auto-opening window with fitted blind above.

# 1 BED | £139,950

Electric hob with chimney extractor hood over, integrated fridge/freezer. Tiled floor, ventilation system.

## BEDROOM

Bright and airy spacious bedroom benefitting from a full height window. Double mirror fronted wardrobe with hanging rail. TV, phone point and storage heater.. Decorative ceiling light, wood effect flooring.

## SHOWER ROOM

Fully fitted suite comprising of bath with a separate level entry 'wet room' style shower with curtain. Vanity unit with inset hand basin and mirror over, WC. Heated towel rail, ceiling spotlights. Full height wall tiling, anti-slip flooring.

## 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: £9,294.59 per annum (for financial year ending 30/09/2024)

## GROUND RENT

Annual Charge £435

Ground Rent Review: 1st June 2030

## 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.

## ADDITIONAL INFORMATION AND SERVICES

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

