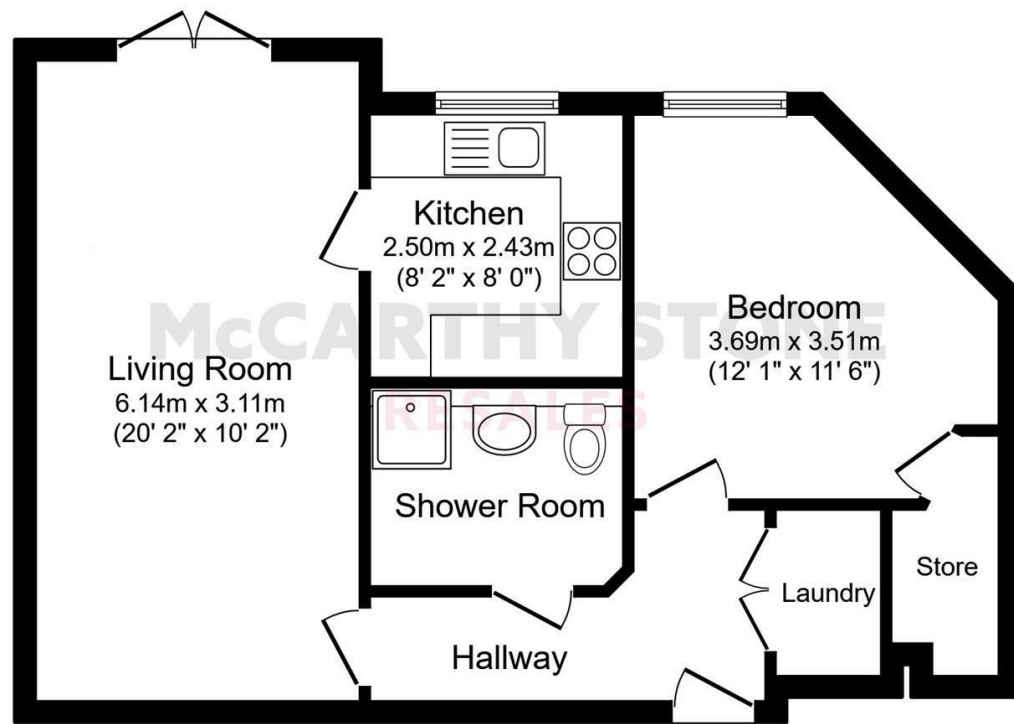


**McCARTHY STONE**  
**RESALES**

**8 MULBERRY COURT**  
ENDERBY ROAD, LEICESTER, LE8 4BU



Total floor area 51.3 sq.m. (552 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: A**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>82</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			



**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.



Superbly presented, WEST FACING, GROUND FLOOR apartment with a patio area. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place. ALLOCATED PARKING SPACE.

**ASKING PRICE £230,000 LEASEHOLD**

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

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



# ENDERBY ROAD, BLABY, LEICESTER

1 BED | £230,000

## SUMMARY

Mulberry Court was designed and built by McCarthy & Stone specifically for independent retirement living. The dedicated House Manager is on site during their working hours to take care of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the costs of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems, as well as cleaning and energy costs of the Home Owners lounge and other communal areas. The homeowners' lounge provides a superb space for you to meet with friends and neighbours.

When you have guests visiting from afar, there is also a guest suite on-site meaning they can extend their stay (usually for a fee of around £25 per night). Should you need assistance (day or night) McCarthy & Stone have installed a system that operates through a pull cord and can summon help whenever you need it. For added security the apartments are fitted with secure video entry systems linked to your TV, Situated within the charming little suburb of Blaby, providing an array of local shops and amenities. Alternatively, one of Britain's biggest out-of-town shopping centres, Fosse Park is less than 2 miles from the development and offers over 30 stores (including Marks & Spencer, Boots and WH Smith) and several restaurants.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age

## APARTMENT OVERVIEW

A beautifully presented, west facing apartment conveniently situated on the ground floor. The living room has direct access to a patio area via French doors, allowing natural light to flood in. The apartment also boasts a double bedroom with a walk-in wardrobe, modern kitchen with built in appliances and a purpose built shower room. Under floor heating runs throughout the apartment.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall from

where the 24-hour Tunstall emergency response and remote door entry system is accessible. Illuminated light switches, smoke detector, and ceiling spotlights are included. From the hallway, doors lead to the living room, bedroom, shower room and large storage/utility cupboard with a washer/dryer.

## LIVING ROOM

The spacious living room has ample space for lounge furniture and a dining table. Double glazed doors opening onto a patio area. TV and telephone points, Sky/Sky+ connection point, two ceiling light fittings, fitted carpets, curtains. Partially glazed door leads onto a separate kitchen.

## KITCHEN

Modern kitchen fitted with a range of cream fronted wall, pan drawers and base units, with roll top work surfaces over with upstand. The inset Bosch electric oven has standing over for a microwave. There is over counter lighting, a four ring Bosch electric hob with a glass splash back and extractor hood over. Integrated fridge/freezer. Black composite sink unit with mixer tap sits beneath the double glazed window overlooking the communal gardens. Tiled floor and spot lights.

## BEDROOM

Spacious bedroom with double glazed window. TV and telephone points, fitted carpets, raised electric power points. Door opening onto a spacious walk-in wardrobe fitted with hanging rails and shelving.

## SHOWER ROOM

Fully fitted suite comprising a walk-in shower with screen and support rails, low level WC, vanity unit with wash basin with cupboards beneath, and illuminated mirror over. Contemporary half height tiling to walls with matching floor tiles, wall mounted chrome towel radiator, ventilation system shaving point and down lighting.

## SERVICE CHARGE (BREAKDOWN)

Building and systems maintenance  
Contract cleaning of communal areas  
House Manager  
Upkeep of gardens and grounds

Water rates Electricity, heating, lighting and power to communal areas  
Comprehensive insurance of the building and contents of communal areas  
24hr emergency monitoring service  
Contingency fund

The service charge is £2,688.70 (for financial year ending 30th June 2024).

## GROUND RENT

Annual Charge £425  
Ground rent review: 1st January 2032

## LEASE INFORMATION

999 Years from 1st January 2017

## ALLOCATED CAR PARKING SPACE

The apartment comes with an allocated parking space within the private car park.

## ADDITIONAL INFORMATION & SERVICES

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

