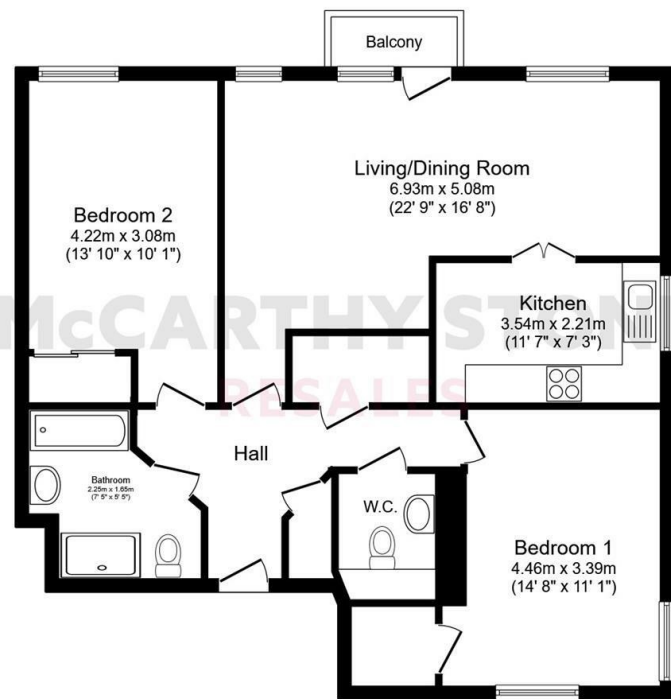


52 Glenhills Court

Little Glen Road, Leicester, LE2 9DH

PRICE REDUCED



Total floor area 87.7 m<sup>2</sup> (944 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.

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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>		75	75
(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>England &amp; Wales</b>	EU Directive 2002/91/EC		

PRICE REDUCTION

Asking price £220,000 Leasehold

This well presented TWO BEDROOM PENTHOUSE APARTMENT with WALK OUT BALCONY in a desirable RETIREMENT LIVING PLUS DEVELOPMENT FOR THE OVER 70'S - offering quality care services delivered by McCarthy Stone experienced CQC registered Estates team.

The apartment can be sold furnished or unfurnished at no additional cost

Call us on 0345 556 4104 to find out more.

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# Glenhills Court, Little Glen Road, Glen

2 Bed | £220,000

PRICE  
REDUCED

## 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.

## Apartment Overview

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, 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  
This immaculate and beautifully presented penthouse apartment, the largest of the properties at Glenhills Court. The apartment further benefits from two double bedrooms, a large living room with a designated dining area and a spacious and well equipt kitchen. The apartment is available fully furnished, please speak to your property consultant for more information.

## 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 and an additional large walk-in storage 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 patio doors leading onto a private balcony and two additional windows allowing plenty of natural light. An area of the lounge provides a great space for dining and is within easy access to the kitchen via double, part glazed doors. Two spectacular ceiling lights, TV and telephone points. Sky/Sky+ connection point and two ceiling lights. Fitted carpets, 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 and microwave, stainless steel sink with mixer tap

and window above. Electric hob with chimney extractor hood over, integrated fridge/freezer. Tiled floor, under counter lighting, ventilation system.

## Master Bedroom

Dual aspect, double bedroom with access to a walk-in wardrobe providing shelving and hanging rails. TV and telephone connections, a range of raised height sockets. Fitted carpets and curtains, decorative light fitting.

## Bedroom Two

Spacious bedroom benefitting from a double wardrobe with mirror fronted doors. This room would also be perfect for use as a study or dining room. TV and phone point. Storage heater

## Bath/Shower Room

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

## Guest Cloakroom

Fitted suite with WC, wash basin with mirror over.

## 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, to find out more about the service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £12,952.00 for financial year end 30/9/2025

## Leasehold Information

Lease : 125 years from 1st June 2015

Ground rent: £510 per annum

Ground rent review: 1st June 2030

## 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.

