



Total floor area 59.4 m<sup>2</sup> (640 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: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>80</b>	<b>80</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**

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**McCARTHY STONE  
RESALES**

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



Well presented TWO BEDROOM GROUND FLOOR APARTMENT with PATIO AREA in a desirable RETIREMENT LIVING DEVELOPMENT FOR THE OVER 60'S. The apartment further benefits from a MODERN KITCHEN, master bedroom with ENSUITE SHOWER ROOM and WALK IN WARDROBE, second double bedroom and separate GUEST SHOWER ROOM.

**OFFERS OVER £350,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# ENDERBY ROAD, BLABY, LEICESTER

2 BED | £350,000

## MULBERRY COURT

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. The homeowners' lounge provides a superb space for you to meet with friends and neighbours.

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.

When you have a friend visiting, there is also a guest suite on-site meaning they can extend their stay (usually for a fee of around £25 per night). As a McCarthy Stone resident, there is the opportunity to hire out guest suites at other locations, if you fancy a break.

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

## LOCAL AREA

Mulberry Court is situated within the charming village of Blaby, which provides an array of local shops and amenities. There are plenty of coffee shops, a lovely cake shop and a post office., Blaby has two doctors' surgeries: one is over the road with a chemist next door.

Bouskell Park is within walking distance. However if it is a little too far to walk, there is a car park. Blaby has everything that you would want on your doorstep without feeling like you live in a town. A good bus service runs to Leicester town centre and Lutterworth, passing through some villages like Countesthorpe and Cosby too, which is ideal for visiting friends in the area.

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.

## APARTMENT OVERVIEW

A wonderful two bedroom, ground floor apartment with a spacious living room providing access to a patio area and a modern kitchen with built in appliances. The apartment further boasts two double bedrooms, the master having a walk-in wardrobe in addition to the bespoke fitted wardrobes and an ensuite shower. A further double bedroom and separate shower room. Under floor heating runs

throughout the apartment. The apartment comes complete with its own car parking space in the private car park.

## ENTRANCE HALL

The front door with spy hole leads to the spacious entrance hall, from where the 24-hour emergency response and remote door entry system is accessible. Illuminated light switches, electric heater, smoke detector, and ceiling spotlights. From the hallway, doors lead to the living room, bedrooms, guest shower room and a good-sized storage/utility cupboard with a washer/dryer.

## LIVING ROOM

The living room has ample space for lounge furniture and a dining table. Double glazed doors open on to a patio area. It has TV and telephone points, Sky/Sky+ connection point, two ceiling light fittings, fitted carpets and curtains. A partially glazed door leads into a separate kitchen.

## KITCHEN

The apartment has a bright, modern kitchen fitted with a range of cream wall and base units and pan drawers with contrasting roll top work surfaces. The inset Bosch electric oven has space above for a microwave. There is over-counter lighting, a four ring Bosch electric hob with a glass splash back and extractor hood above. Integrated fridge/freezer. A stainless steel sink unit with mixer tap sits beneath the double double-glazed window. There is a tiled floor and spot lights.

## BEDROOM ONE

The spacious bedroom comes with a double-glazed window. TV and telephone points, fitted carpets and raised electric power points. Bespoke fitted wardrobes in addition to a separate walk-in wardrobe fitted with hanging rails and shelving.

## ENSUITE SHOWER ROOM

A fully fitted suite comprising a walk-in shower with screen and support rails, low level WC, vanity unit with wash basin and cupboards beneath, and an illuminated mirror above. It also has contemporary half-height tiling to the walls with matching floor tiles, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting.

## BEDROOM TWO

Double room benefitting from a full height, double glazed window with fitted venetian blind. This room would also be perfect for use as a dining room, study or hobby room. A range of power sockets, ceiling light.

## GUEST SHOWER ROOM

A fully fitted suite comprising a walk-in shower with screen and support rails, low level WC, vanity unit with wash basin and cupboards beneath, and an illuminated mirror above. It also has contemporary half-height tiling to the walls with matching floor tiles, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting.

## ALLOCATED CAR PARKING

The apartment has its own allocated car parking space directly in front of the apartment.

## SERVICE CHARGE (BREAKDOWN)

There's no need to worry about the burden of maintenance costs as the service charge covers:

- Building and systems maintenance
- Contract cleaning of communal areas
- House Manager
- Upkeep of gardens and grounds
- Water rates to communal areas and apartments.
- 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 does not cover external costs such as your council tax, electricity or TV.

The annual service charge is £3,625.68 for the financial year ending 30th June 2024.

## GROUND RENT

Ground rent: £495 per annum.  
Ground rent review: 1st January 2032.

## LEASE INFORMATION

999 Years from 1st January 2017

## ADDITIONAL INFORMATION & SERVICES

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

