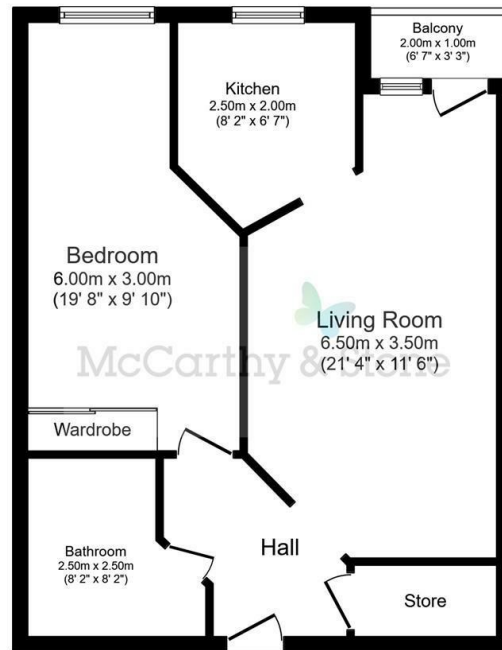


# McCARTHY STONE RESALES

## 33 GLENHILLS COURT

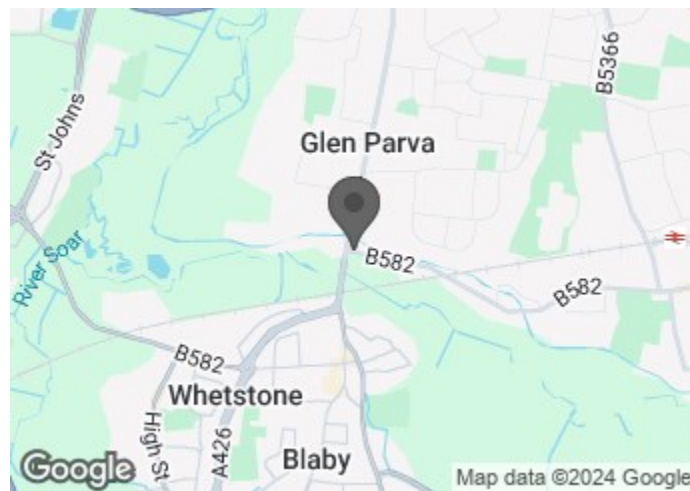
LITTLE GLEN ROAD, LEICESTER, LE2 9DH



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.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>85</b>	<b>85</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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# GLENHILLS COURT, LITTLE GLEN ROAD,

# 1 BEDROOMS £144,995

## 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 & APARTMENT INFORMATION

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. We are pleased to offer to the market this beautifully presented one bedroom apartment with a walk-out balcony. All curtains, blinds and light fittings are included. The hot water boiler has insurance that is valid until December 2019.

## 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 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. Fitted carpets, 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 above. 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.

## SHOWER ROOM

Fully fitted suite comprising of bath with a separate shower cubicle. 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: £9,589.08 per annum (for financial year ending 30/09/2025)

## GROUND RENT

Annual Charge £435 per annum  
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 & SERVICES

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

