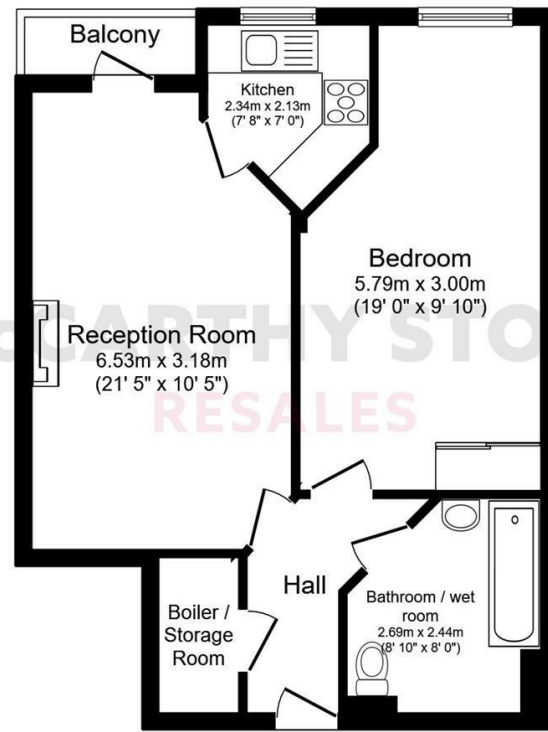


# McCARTHY STONE RESALES

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



Total floor area 50.1 sq.m. (539 sq.ft.) approx

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>87</b>	<b>87</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!

BEAUTIFULLY PRESENTED one bedroom, second floor flat apartment benefitting from a south facing WALK OUT BALCONY with countryside views. Bright and spacious BEDROOM with a FULL HEIGHT window, a spacious shower room with a separate bath and a MODERN kitchen completes the lovely apartment. The development has EXCELLENT COMMUNAL FACILITIES including a table service restaurant, function room, landscaped gardens and communal lounge where SOCIAL EVENTS take place. Curtains and blinds also included.

### ASKING PRICE £170,000 LEASEHOLD

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

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

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

1 BED | £170,000

## SUMMARY

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.

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. 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.

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, largely residential, suburb to the south of the city, conveniently situated to the M1 motorway with junction 21 just 10 minutes away. Near junction 21 is the newly extended (December 2020) Fosse Park Shopping Centre and Food Court, two supermarkets and the Meridian Leisure Complex - including multiscreen cinema. Also nearby is the new Everards Meadows

which includes a huge coffee shop overlooking the meadows and walks down to the River Soar and the canal.

Glenhills Court is on a bus route (weekdays every 10 minutes) with buses in one direction going into Leicester City Centre, with stops along the way at Leicester's cricket, football and rugby grounds, as well as the Leicester Royal Infirmary and at Freemans Common, where there is a supermarket, cinema, bingo hall and a couple of eateries.

Close to Glenhills Court is the centre of Blaby which is just half a mile away; walkable but has a large car park. In Blaby there are numerous small shops including bakers, butchers, and a few charity shops. Also in Blaby are banks/cash points, coffee shops, supermarkets, doctors, dentists, chemist, opticians, hairdressers, pubs/restaurant, take-aways, churches, library, parks, antiques centre and much more.

Walking from Glenhills Court. You can take a short stroll along the tow path of the canal in either direction or go further afield via an extensive network of footpaths. 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 near 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.

## 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 leading to a storage/airing 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, bedroom and shower room.

## LIVING ROOM

Bright and airy living room benefitting from a double glazed door leading to a south facing walk out balcony with countryside views, making for a fantastic spot to watch the world go by. This allows plenty of natural light into this wonderful living room. An area of the living room provides a great space for dining and is within easy access to the kitchen via, part glazed doors. Two ceiling lights, TV and telephone points. Sky/Sky+ connection point and two ceiling lights. Fitted carpets, electric convector fire, 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 space for a microwave over. Stainless steel sink with

mixer tap and double glazed window above which is conveniently operated electronically. Electric hob with chimney extractor hood over, integrated fridge/freezer. Tiled floor, under counter lighting, ventilation system. There is also plinth heater.

## BEDROOM

Spacious double bedroom benefitting from a full height double glazed window allowing plenty of natural light to flood in. Fitted wardrobe with two mirror fronted doors TV and phone point. Electric panel heater.

## SHOWER ROOM

Fully tiled and spacious room with suite comprising of level entry wet room style shower with support rail and curtain and separate bath. Vanity unit containing a hand basin and mirror over. Wall mounted warm air heater that has a pull chord. Chrome heated towel rail, WC Slip resistant flooring.

## SERVICE CHARGE (BREAKDOWN)

- 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).

Service charge: £9,294.59 per annum (for financial year end 30/09/2024).

## CAR PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## LEASE INFORMATION

Ground Rent: £435 per annum  
Ground Rent Review: 1st June 2030  
Lease Length: 125 years from 1st June 2015

## ADDITIONAL INFORMATION & SERVICES

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

