

39 Pettifor Court, 101 Bradgate Road, Anstey, Leicestershire, LE7 7FE



Price: £82,500

Lease: 106 years and 3 months

A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT Pettifor Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 48 properties arranged over 3 floors each served by lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event

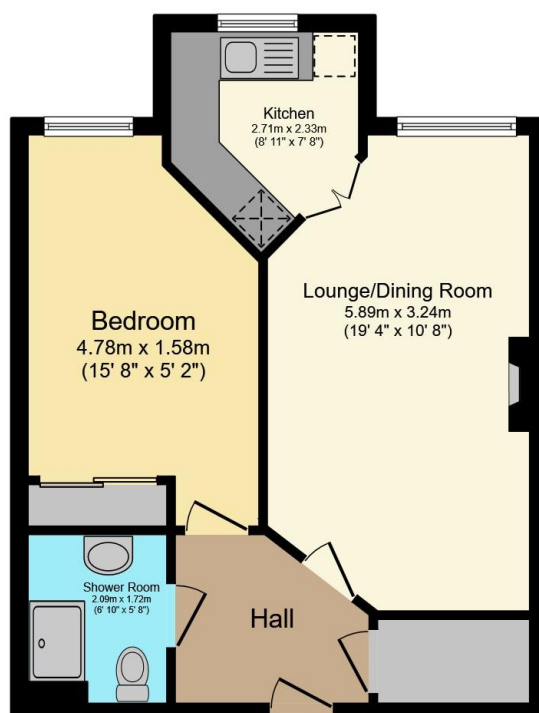
- Development Manager
- Residents lounge
- Guest suite
- Car park and Communal gardens
- Laundry room and Lift to all floors
- Minimum Age 60
- Security entry system
- 24 hour emergency call system
- Service Charge £3623.26
- Ground Rent £425.00



For more details or to make an appointment to view, please contact **Charlotte Harvey**

Visit us at:

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Total floor area 46.6 sq.m. (501 sq.ft.) approx

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).
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 28/02/2026

Annual Ground Rent: £425

Ground Rent Period Review: Next uplift 2030

Annual Service Charge: £3623.26

Council Tax Band: B

Event Fees: 1% Transfer, 1% Contingency

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