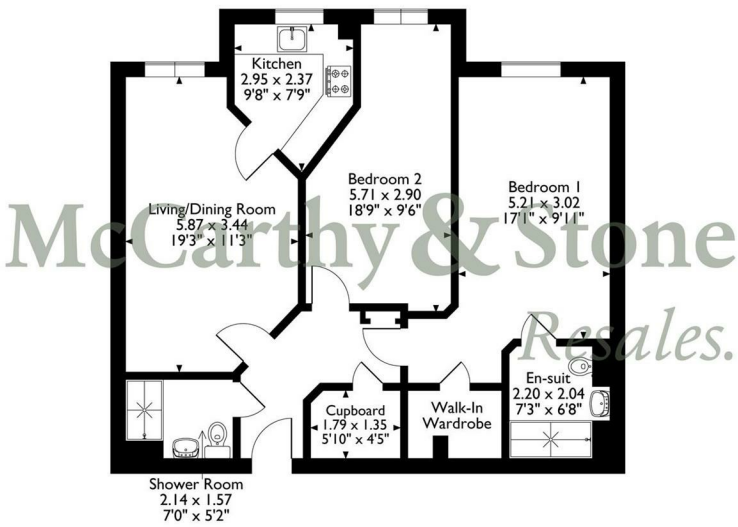
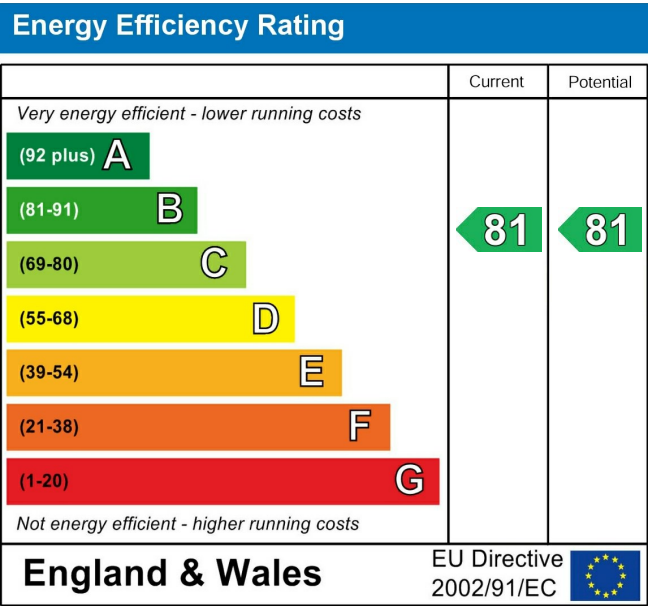


Mulberry Court, Apartment 2, Enderby Road, Leicester, Leicestershire  
Approximate Gross Internal Area  
78 Sq M/840 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Registered in England and Wales No. 10716544



## 2 Mulberry Court

Enderby Road, Leicester, LE8 4BU

2 2 Council Tax Band: B

Looking for the perfect retirement property?  
If you like the idea of living in a close-knit community, with support on hand should you need it, then 2 Mulberry Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £330,000  
Leasehold

0345 556 4104  
 [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)  
 [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

### Why you'll love living here:

- Retirement Living for Over 60's
- Delightful two bed ground floor apartment
- Lounge/Diner with patio access
- Ensuite and separate shower room
- Communal lounge and guest suite
- Landscaped and maintained gardens
- Dedicated House Manager
- Allocated Parking Space
- 24-hour emergency response system
- Pet Friendly

McCarthy & Stone  
Resales.

★ Trustpilot ★★★★★ Rated Excellent

# 2 Mulberry Court, Leicester

 2 |  2 | Asking price £330,000

**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.

**Apartment Overview**  
Well-presented two-bedroom retirement apartment featuring a spacious living room with French doors opening out to a patio area overlooking the beautifully maintained communal gardens.

The apartment includes a modern fitted kitchen with integrated appliances, a generous principal bedroom with a walk-in wardrobe and en-suite shower room, a second bedroom, and a contemporary guest shower room. Further benefits include excellent storage, a 24-hour emergency response system, secure door entry, and an allocated parking space.

**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.

**Social Lifestyle**  
The Communal Lounge is at the heart of the community at DEVELOPMENT NAME and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

**Additional Information & Services**

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

**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 £4,579.54 for the financial year ending 30/06/27

**Lease Information**  
Ground rent: £495 per annum.  
Ground rent review: 1st January 2032.  
999 Years from 1st January 2017

**Allocated Car Parking**  
The apartment has it's owned allocated car parking space.

**Moving Made Easy**  
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

