Excellent

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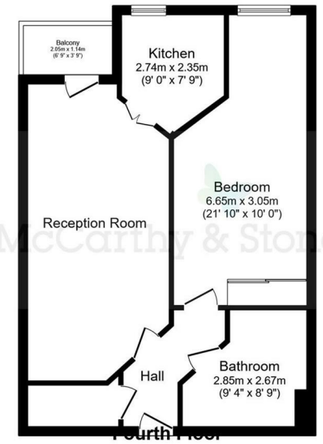
Resales.



Total floor area 56.8 sq.m. (611 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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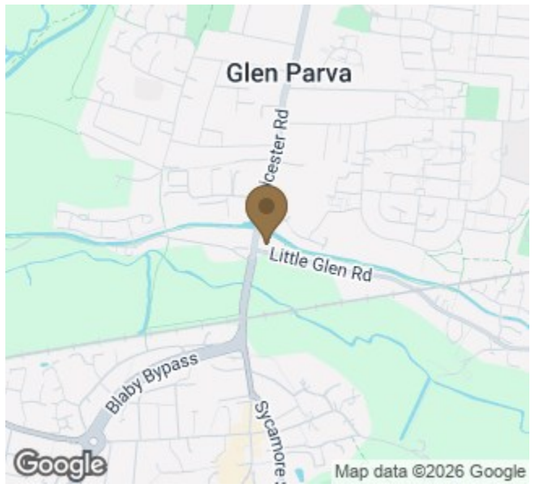

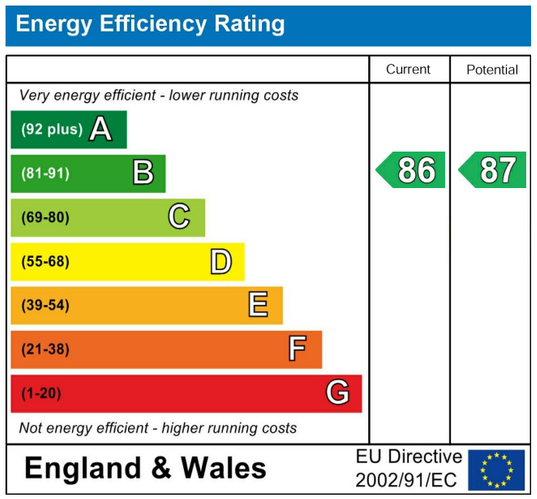

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







42 Glenhills Court

Little Glen Road, Leicester, LE2 9DH

1 | 1 | 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 42 Glenhills Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £95,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Delightful Retirement Apartment for Over 70's
- Bright and Spacious Apartment with a Walk Out Balcony
- Double Bedroom with Built in Wardrobe
- Wet Room Style Shower/Bathroom
- Landscaped Gardens
- Homeowners' Lounge where social events take place
- Table Service Restaurant & Laundry room
- Guest Suite for visiting family & friends
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- 24-Hour emergency call system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

42 Glenhills Court, Leicester

1 | 1 | Asking price £95,000

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.

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.

Apartment Overview
Beautifully presented one-bedroom retirement apartment offering bright and spacious accommodation throughout. The welcoming entrance hall provides ample storage and features a 24-hour emergency response system for added peace of mind. The spacious living room offers ample space for dining and enjoys an abundance of natural light and opens onto a delightful walk-out balcony with attractive views. The modern fitted kitchen is equipped with integrated appliances and ample storage.

The generous double bedroom benefits from a fitted mirrored wardrobe and a large window, creating a light and airy space. Completing the accommodation is a spacious, fully tiled wet room-style shower room with level-access shower, separate bath, vanity unit and heated towel rail.

Situated within a sought-after Retirement Living Plus development for the over 70s, residents enjoy the perfect balance of independence and support, together with access to excellent communal facilities and a welcoming community atmosphere.

Social Lifestyle
The Communal Lounge is at the heart of the community at Glenhills Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Execise, 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

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.

Service Charge
What your service charge pays for:
- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

ANNUAL SERVICE CHARGE: £10,380.12 for financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

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

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.













