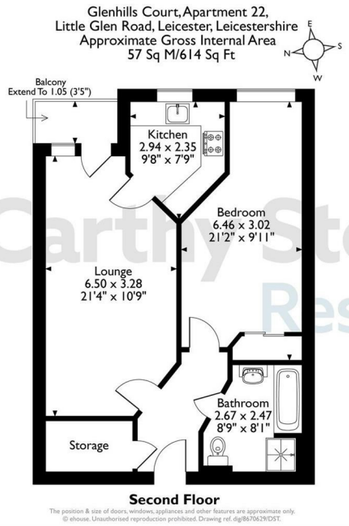
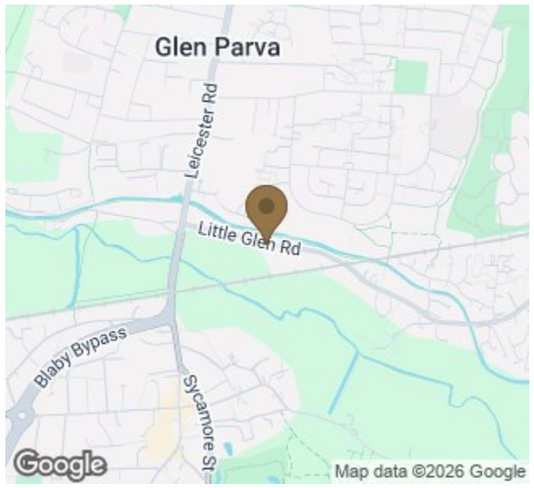
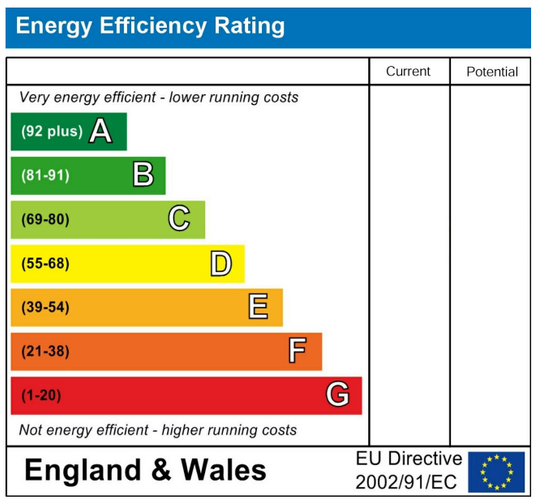
Excellent

Trustpilot

McCarthy & Stone
Resales.







This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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







22 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 22 Glenhills Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £100,000
Leasehold

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

Why you'll love living here:

- A Delightful One Bedroom Apartment
- Balcony with Garden and Canal Views
- Spacious Lounge Diner
- Fitted Kitchen with Integrated Appliances
- Bathroom/Wetroom with Bath Suite and Level Access Shower
- 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

22 Glenhills Court, Leicester

1 | 1 | Asking price £100,000

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.

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.

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 lead to the living room, bedroom and bathroom.

Living Room
Bright and airy living room has ample space for dining with a French door opening out to a walk out balcony having attractive both canal and garden views.

TV and telephone points. Sky/Sky+ connection point and two ceiling lights. Fitted carpets, 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. Electric hob with chimney extractor hood over, integrated fridge/freezer. Tiled floor, under counter lighting, ventilation system.

Bedroom
Spacious bedroom benefitting from a full height double glazed window with views over the canal. Fitted wardrobe with two mirror fronted doors TV and phone point. Electric panel heater.

Bathroom
Fully tiled with a suite comprising of a level entry wet room style shower with support rail and curtain. separate bath. Vanity unit containing a hand basin and mirror over. 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.

Annual Service charge: £10,308.12 for financial year ending 30/09/2027

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 : 125 years from 1st June 2015

Additional Information & Services
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













