

44 Hendon Grange, 420 London Road, Leicester, Leicestershire, LE2 2PY



Price: £87,500

Lease: 98 years and 3 months

A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH DIRECT ACCESS ONTO COMMUNAL GARDENS  
Hendon Grange is conveniently situated in the Stoneygate area close to Supermarkets, Health Centre, Pharmacy, Tennis club and Uplands Park.

Hendon Grange was constructed by Anglia Secure Homes and comprises a mixture of one or two bedroom bungalows, two or three bedroom cottage style properties and one or two bedroom apartments. The 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. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge and gardens
- Minimum Age 55
- Development Manager
- Hairdressing/Chiropody Salon
- 24/7 emergency call system
- Guest Suite
- Communal Laundry facilities
- Lift to all floors
- Lease: 125 years from 1989
- Service Charge £3610.10
- Ground Rent £216.18



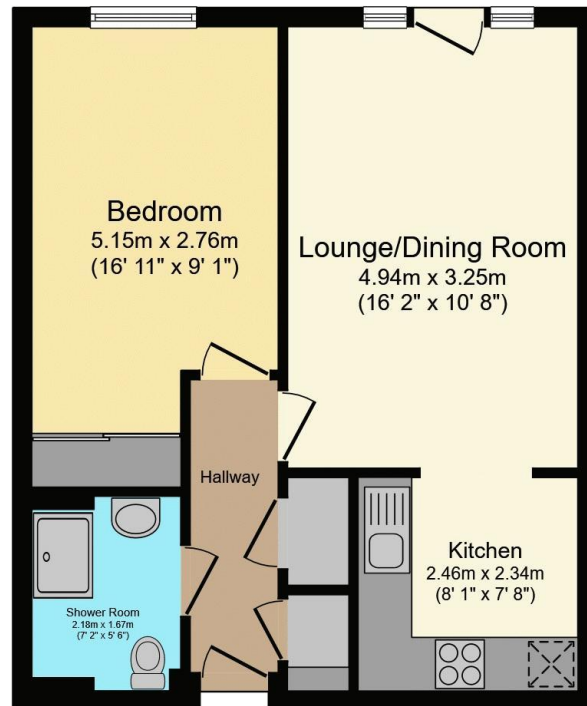
For more details or to make an appointment to view, please contact **Charlotte Harvey**

01425632257

charlotte.harvey@retirementhomesearch.co.uk

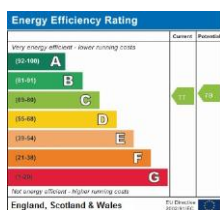
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Total floor area 45.1 sq.m. (486 sq.ft.) approx

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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**For Financial Year Ending:** 30/09/2026

**Annual Ground Rent:** £216

**Ground Rent Period Review:** Next Uplift 2031

**Annual Service Charge:** £3610.1

**Council Tax Band:** C

**Event Fees:** 1% Transfer, 0% Contingency

01425632257

charlotte.harvey@retirementhomesearch.co.uk

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR

T: 0333 321 4060 | F: 0333 321 4065 | E: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Registered address: Retirement Homesearch (England, Scotland and Wales),  
Registered in England No 3829469, Queensway House, 11 Queensway, New  
Milton, Hampshire, BH25 5NR

