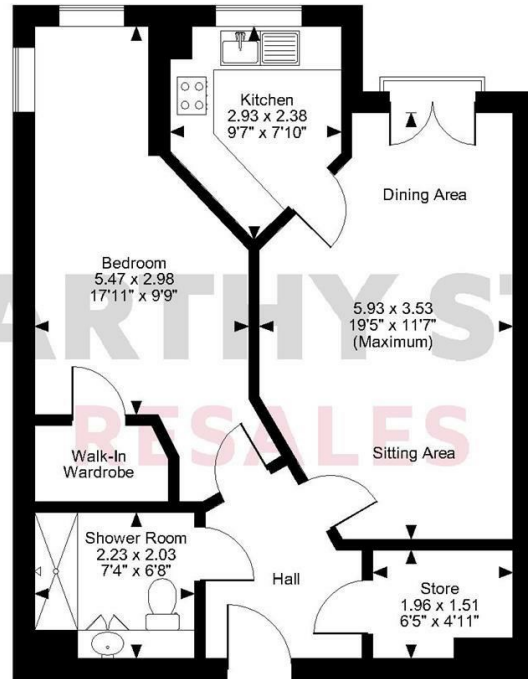
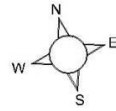


Mulberry Court, Enderby Road, Leicester  
Approximate Gross Internal Area  
599 Sq Ft/56 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 34 Mulberry Court

Enderby Road, Leicester, LE8 4BU



### Offers in the region of £220,000 Leasehold

Beautifully presented, bright and spacious one bedroom retirement apartment with a JULIET BALCONY and GARDEN VIEWS. Conveniently situated with easy access to the lift.

The living room has the benefit of a Juliet balcony, allowing natural light to flood in and with views over the communal grounds. The apartment also boasts a spacious bedroom with a walk-in wardrobe, modern kitchen with built in appliances and a purpose built shower room. Under floor heating runs throughout the apartment. An allocated car parking space is included.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.



# Mulberry Court, Enderby Road, Blaby, Leicester

## Summary

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. There's no need to worry about the burden of maintenance costs as the service charge covers the costs of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems, as well as cleaning and energy costs of the Home Owners lounge and other communal areas. The homeowners' lounge provides a superb space for you to meet with friends and neighbours.

When you have guest visiting from afar, there is also a guest suite on-site meaning they can extend their stay (usually for a fee of around £25 per night). 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, Situated within the charming little suburb of Blaby, providing an array of local shops and amenities. Alternatively, one of Britains 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.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age

## 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 Hall

Front door with spy hole leads to the large entrance hall from where the 24-hour Tunstall emergency response and remote door entry system is accessible. Illuminated light switches, electric heater, smoke detector, and ceiling spotlights are included. From the hallway, doors lead to the living room, bedroom, shower room and large storage/utility cupboard.

## Living Room

The spacious living room has ample space for lounge furniture and a dining table. Double glazed doors opening on to a Juliet balcony overlooking the communal grounds. TV and telephone points, Sky/Sky+ connection point, two ceiling light fittings, fitted carpets, curtains. Partially glazed door leads onto a separate kitchen.

## Kitchen

Modern kitchen fitted with a range of cream fronted wall, pan drawers and base units, with roll top work surfaces over with upstand. The inset Bosch electric oven has standing over for a microwave. There is over counter lighting, a four ring Bosch electric hob with a glass splash back and extractor hood over. Integrated fridge/freezer. Stainless steel sink unit with mixer tap sits beneath the double glazed window overlooking the communal grounds. Tiled floor and spot lights.

## Bedroom

Spacious bedroom with double glazed window overlooking the communal grounds TV and telephone points, fitted carpets, raised electric power points. Door opening onto a spacious walk-in wardrobe fitted with hanging rails and shelving.

## Shower Room

Fully fitted suite comprising a walk-in shower with screen and support rails, low level WC, vanity unit with wash basin with cupboards beneath, and illuminated mirror over. Contemporary half height tiling to walls with matching floor tiles, wall mounted

# 1 bed | £220,000

chrome towel radiator, ventilation system shaving point and down lighting.

## Allocated Car Parking Space

The apartment comes with an allocated parking space within the private car park.

## Service Charge (breakdown)

Building and systems maintenance  
Contract cleaning of communal areas  
House Manager  
Upkeep of gardens and grounds  
Water rates 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 annual service charge is £2,944.86 for the financial year ending 30th June 2026.

The service charge does not cover external costs such as your council tax, electricity or TV.

## Ground Rent

Ground rent: £425 per annum  
Ground rent review: 1st Jan 2032

## Lease Information

999 Years from 1st January 2017

## Additional Information & Services

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

