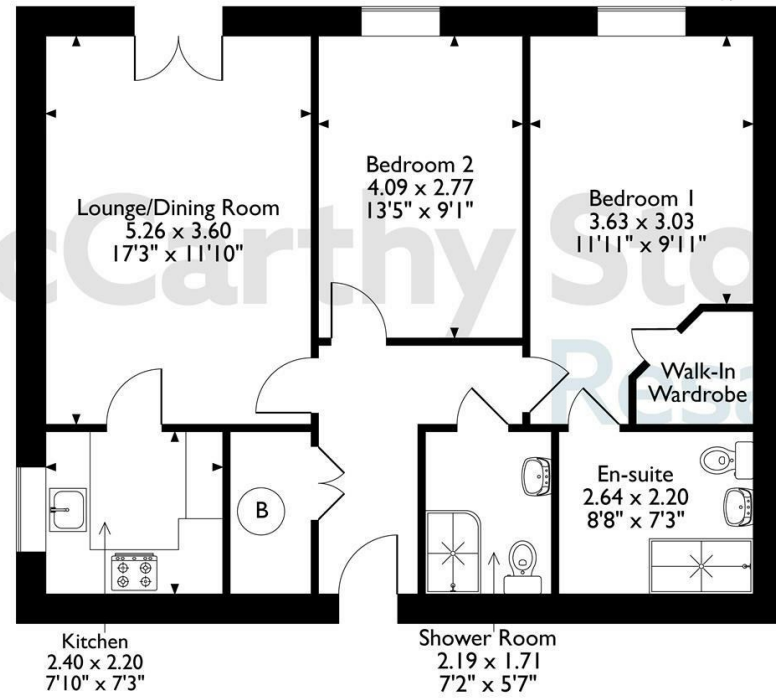
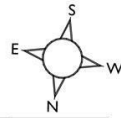


Mulberry Court, Apartment 22, Enderby Road, Leicester, Leicestershire
Approximate Gross Internal Area
73 Sq M/786 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

22 Mulberry Court

Enderby Road, Leicester, LE8 4BU



Asking price £300,000 Leasehold

****BEAUTIFULLY PRESENTED TWO BEDROOM, FIRST FLOOR RETIREMENT APARTMENT WITH JULIETTE BALCONY AND ALLOCATED PARKING SPACE****

McCarthy Stone Resales are delighted to present this highly desirable and superbly maintained two-bedroom apartment, ideally situated on the first floor of the prestigious Mulberry Court development. Designed exclusively for the over 60s, this Retirement Living apartment offers a perfect blend of comfort, security and independent living within a welcoming community environment.

The accommodation briefly comprises a bright and inviting entrance hallway, leading through to a spacious lounge/diner. This impressive living area is enhanced by French doors opening to a charming Juliette balcony, allowing natural light to flood the room and creating a light and airy atmosphere.

There are two generously sized double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe providing excellent storage, as well as a stylish ensuite shower room for added convenience. The second bedroom offers flexibility and could equally be used as a guest room, hobby space or study.

The modern fitted kitchen is well equipped with a range of integrated appliances and ample storage, designed to be both practical and visually appealing. In addition, there is a separate contemporary shower room, finished to a high standard.

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 reproduction is strictly prohibited.



Mulberry Court, Enderby Road, Blaby, Leicester

Mulberry Court

Mulberry Court is situated within the charming little suburb of Blaby which provides 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.

Mulberry Court has a homeowners' lounge which 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, so you can see who's there before letting anyone in.

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

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, both bedrooms, shower room and large storage/utility cupboard housing the washer/dryer.

LIVING ROOM

The spacious living room provides a bright and versatile living area, offering ample room to comfortably accommodate both lounge furniture and a dining table, making it ideal for everyday living as well as entertaining guests. A double glazed door opens to a Juliette balcony, allowing plenty of natural light to flood the room while offering a pleasant outlook and a sense of openness.

The room is well appointed with TV and telephone points, two ceiling light fittings and fitted carpets that add warmth and comfort underfoot. A partially glazed door leads through to a separate kitchen, allowing light to flow between the spaces while maintaining a practical layout.

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.

MASTER BEDROOM

A generous and well-appointed bedroom, offers a comfortable retreat, with a double glazed window providing a pleasant outlook and allowing for plenty of natural light.

The room is thoughtfully equipped with TV and telephone points, along with raised electric power sockets for ease of access. Fitted carpets add warmth and comfort, enhancing the inviting feel of the space.

A door leads through to a spacious walk-in wardrobe, which is well fitted with hanging rails and shelving, providing excellent storage and organisation. From here, there is access to a private ensuite shower room, offering added convenience and a practical layout for everyday living.

2 bed | £300,000

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

BEDROOM TWO

A spacious and well-proportioned bedroom, featuring a double glazed window allowing plenty of natural light to fill the room.

The space is well equipped with TV and telephone points, along with raised electric power sockets for added convenience and ease of use. Fitted carpets enhance the sense of comfort, creating a warm and inviting atmosphere.

This versatile room offers a variety of potential uses depending on individual needs, whether as a comfortable guest bedroom, a dedicated hobby or craft room, or a quiet study or home office space.

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 chrome towel radiator, ventilation system and down lighting.

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 annual service charge is £4,417.29 for the financial year ending 30th June 2026. The service charge does not cover external costs such as your council tax, electricity or TV.

Lease Information

- Ground rent - £425 per annum
- Ground rent review: 1st Jan 2032
- Lease 999 Years from 1st Jan 2017

Car Parking

The apartment benefits from its own allocated parking space.

Additional Information & Services

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

