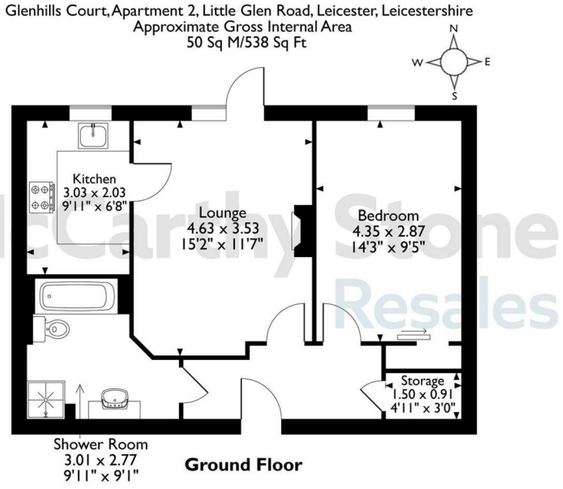
Excellent

Trustpilot

McCarthy & Stone
Resales.

Glenhills Court, Apartment 2, Little Glen Road, Leicester, Leicestershire
Approximate Gross Internal Area
50 Sq M/538 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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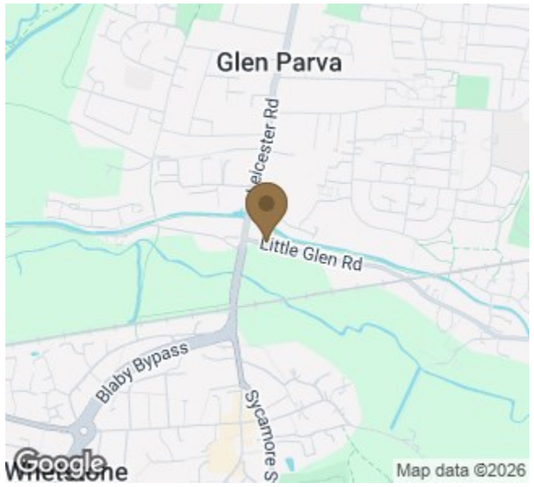

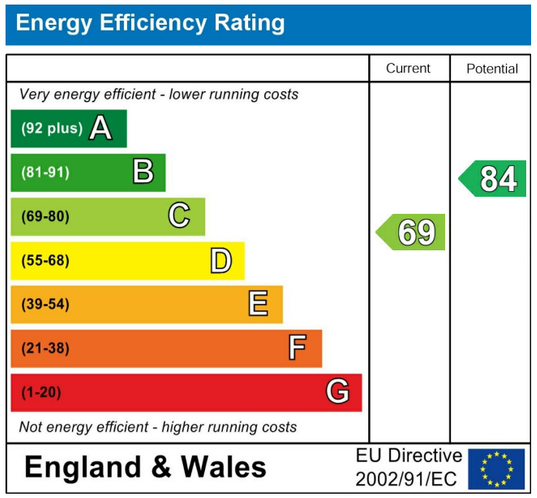

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

2 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 2 Glenhills Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £120,000
Leasehold

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

Why you'll love living here:

- McCarthy Stone Retirement Living Plus for Over 70's
- Guest Suite
- Lifts to all floors
- 24 hour emergency call system
- On-site restaurant
- Mobility scooter charging point
- Landscaped gardens
- Laundry room
- Full wheelchair access
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

2 Glenhills Court, Leicester

1 | 1 | Asking price £120,000

Glenhills Court Overview

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. Each apartment in Glenhills Court includes a large bedroom, spacious living area and high quality kitchen and bathroom. All windows feature double glazing, perfect for those select apartments that also benefit from beautiful canal views. 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. In addition to the 1 hour domestic assistance included in your service charge, there are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. 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. Homeowners of Glenhills Court enjoy peace of mind with the outstanding safety and security features, which include a 24-hour emergency call system, permanent staffing and domestic assistance. 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.

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.

Local Area

Glen Parva is a peaceful suburb to the south of the city, conveniently situated to the M1 motorway. It is largely residential, with several small shops in its 'Carvers Corner', including a post office, chemist and newsagent. Nearby, you'll find the large Fosse Shopping Park, which features over thirty high street stores. Glen Parva also benefits from a local park, library and memorial hall

Entrance Hall

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 to a storage/airing cupboard, illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord. Doors leading to the living room, bathroom and bedroom.

Living Room

A spacious and well-appointed lounge, benefitting from patio doors that open directly onto a private patio area with access to the attractive communal gardens, providing a pleasant outlook and an ideal space for outdoor seating.

The room offers ample space for both lounge and dining furniture, allowing for a comfortable and versatile living arrangement. An electric fire with decorative surround creates an attractive focal point to the room, adding a cosy feel. Additional features include TV and telephone points, a Sky/Sky+ connection point, and two ceiling light fittings. The lounge is finished with hard flooring, a storage heater for efficient heating, and raised electric sockets for added convenience. A part-glazed door leads through to the kitchen, allowing natural light to flow between the spaces.

Kitchen

The kitchen is thoughtfully designed and fitted with a comprehensive range of modern wall and base units, including practical pan drawers, all complemented by a contemporary roll-top work surface with matching tiled splashbacks.

Integrated appliances include a waist-height electric oven and space for a microwave above for ease of use, along with an electric hob set beneath a stylish chimney extractor hood. There is also an integrated fridge/freezer, ensuring a sleek and streamlined finish.

A stainless steel sink with mixer tap is positioned beneath a window, allowing for natural light and a pleasant outlook while preparing meals. The kitchen further benefits from a tiled floor for easy maintenance, as well as a fitted ventilation system to ensure good air circulation.

Bedroom

A well-proportioned double bedroom enjoying a pleasant outlook through a window overlooking the attractive communal gardens, creating a light and airy atmosphere.

The room benefits from a fitted double wardrobe with mirrored sliding doors, providing generous storage space along with a hanging rail and shelving. Additional features include a TV point and telephone point for convenience, as well as a storage heater ensuring a comfortable temperature throughout the year.

Bathroom

A fully tiled, contemporary bathroom fitted to a high standard and designed with both comfort and practicality in mind. The suite comprises a separate bath and a walk-in shower, offering flexibility for both quick and leisurely use.

There is a hand basin set within a vanity unit providing useful storage, with a mirror above. A low-level WC is also fitted. Additional features include a chrome heated towel rail, recessed downlights to the ceiling, a shaving point.

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, but does include the cost of your Estate Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or Estate Manager.

ANNUAL SERVICE CHARGE: £10,030.76 for financial year ending 30/09/2026.

Lease Information

125 years from 1st June 2015
Ground rent: £435 per annum
Ground rent review: 1st June 2030

Parking Permit Scheme

The fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with your Estate Manager on site for availability.

Additional Information & Services

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