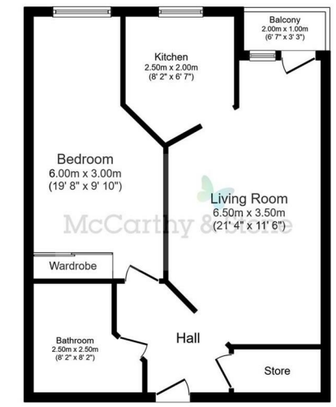
Excellent

Trustpilot

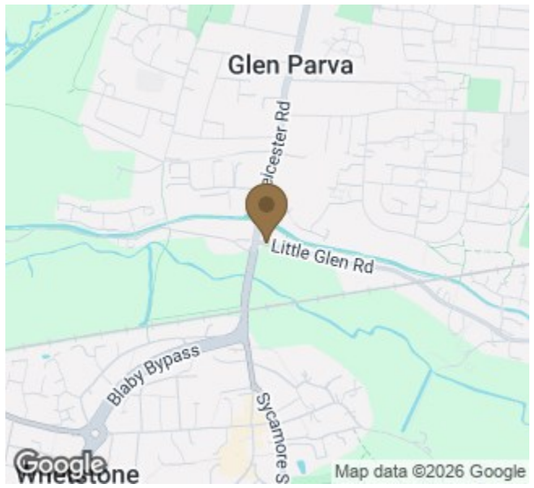
McCarthy & Stone
Resales.

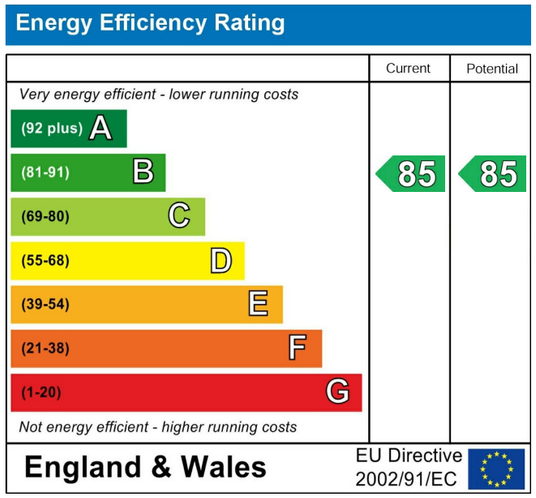




Floor Plan

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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com









33 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 33 Glenhills Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £119,995
Leasehold

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

Why you'll love living here:

- Estate Manager/YourLife team
- 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

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

33 Glenhills Court, Leicester

1 | 1 | Asking price £119,995

Glenhills Court
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.

Local Area & Apartment Information
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.
We are pleased to offer to the market this beautifully presented one bedroom apartment with a walk-out balcony. All curtains, blinds and light fittings are included. The hot water boiler has insurance that is valid until December 2019.

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 to a large, walk-in 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
Spacious lounge benefitting from patio doors leading on to a private balcony. There's ample space for a dining table and electric fire and surround provides an attractive focal point. TV and telephone points. Sky/Sky+ conection point and two ceiling lights. Fitted carpets, storage heater and raised electric sockets. Part glazed door leading to kitchen.

Kitchen
Fitted with a range of wall and base units, pan drawers with a modern roll top worktop with tiling over. Inset, waist level oven and space for a microwave above. Stainless steel sink with mixer tap and auto-opening window above. Electric hob with chimney extractor hood over, integrated fridge/freezer. Tiled floor, ventilation system.

Bedroom
Bright and airy spacious bedroom benefitting from a full height window . Double mirror fronted wardrobe with hanging rail. TV, phone point and storage heater.

Shower Room
Fully fitted suite comprising of bath with a separate shower cubicle. Vanity unit with inset hand basin and mirror over, WC. Heated towel rail, ceiling spotlights. Full height wall tiling, anti-slip flooring.

Service Charge
- 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: £10,380.12 for the financial year ending 30/09/2027.

Ground Rent
Annual Charge £435 per annum
Ground Rent Review: 1st June 2030

Lease Information
125 Years from 1st June 2015

Parking Permits
Parking permits are available subject to availibility at a cost of £250 per year. Speak to your Property Consultant or Estate Manager for more information.

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







