



McCarthy & Stone
RESALES



25 Glenhills Court Little Glen Road, Leicester, LE2 9DH
Guide price £159,995 LEASEHOLD

For further details
please call 0345 556 4104

25 Glenhills Court Little Glen Road, Leicester, LE2 9DH

A bright and spacious one bedroom retirement apartment. NO FORWARD CHAIN. Located in the ideal location just miles from Leicester city centre.

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.

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. 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. 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. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Local Area

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. 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

Apartment Overview

We are pleased to offer to the market this well presented apartment. The bright and spacious living room boasts two full height windows and a side window allowing plenty of natural light to flood in.

Entrance Hall

Front door with spy hole leads to a large and 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

Bright and airy lounge benefitting from two full height windows with an additional side window. There's ample space for a dining table. TV and telephone points. Sky/Sky+ connection point and two ceiling lights. Fitted carpets, light fittings and curtains. 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 with space over for a microwave. stainless steel sink with mixer tap and window above. Electric hob with chimney extractor hood over, integrated fridge/freezer. Tiled floor, ventilation system, ceiling spotlights.

Bedroom

Double bedroom with a large mirror fronted wardrobe providing plenty of storage space. Double glazed window. TV, phone point and storage heater. Carpets, curtains and light fittings.

Bathroom

Fully tiled and fitted bathroom with electric walk-in shower and separate bath. Hand basin with vanity unit and mirrored cabinet over. WC, chrome heated towel rail, down-lights, shaving point and ventilation system.

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.

Lease Information

125 years from June 2015

Ground Rent

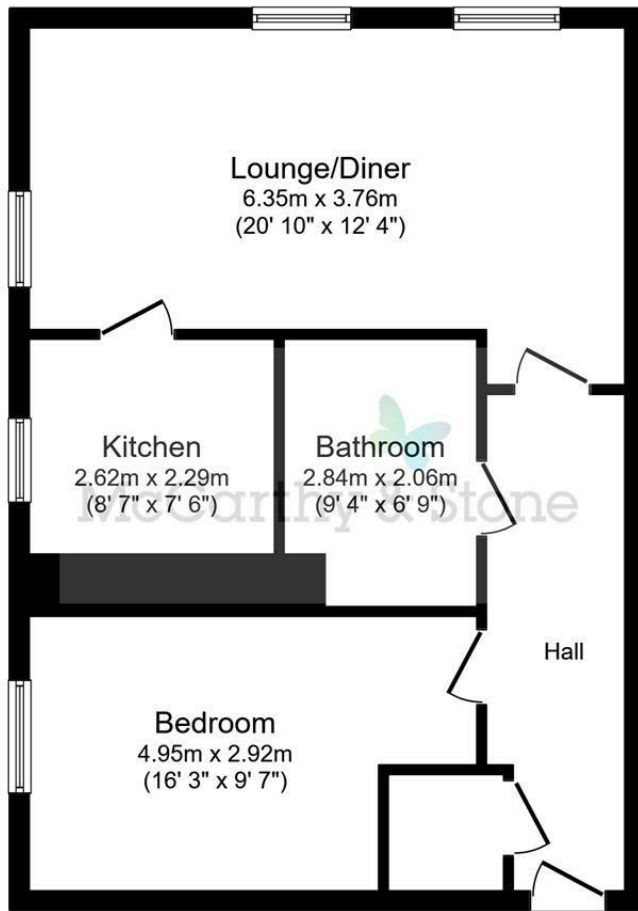
Annual charge £435

Parking Permint Scheme

Subject to availability.







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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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