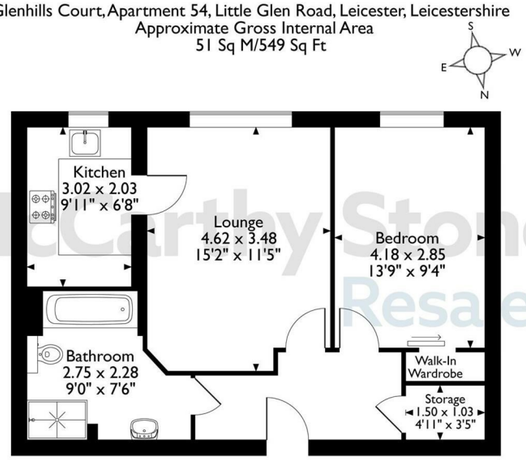
Excellent

Trustpilot

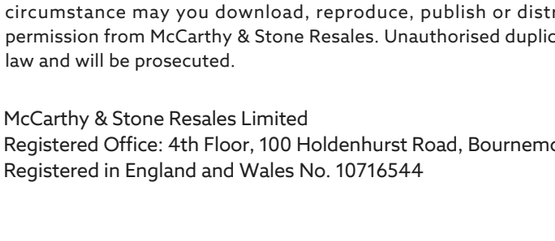
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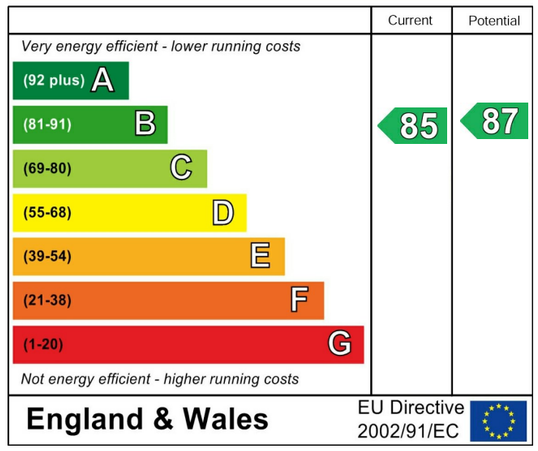
Glenhills Court, Apartment 54, Little Glen Road, Leicester, Leicestershire
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



Sixth Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







54 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 54 Glenhills Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £119,995 Leasehold

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

Why you'll love living here:

- Beautifully presented apartment
- One double bedroom
- Spacious living room/diner
- Modern fitted kitchen with appliances
- Communal Lounge & Function room
- On-site restaurant
- Landscaped gardens
- Guest Suite
- 24 hour Estate Management Team
- 24 hour emergency call system

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

54 Glenhills Court, Leicester

1 | 1 | Offers in the region of £119,995

Glenhills Court
Glenhills Court is located in Glen Parva, just four miles from 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. Away from the privacy of your apartment, Glenhills Court features a selection of social areas, including the homeowners lounge, function room and canal side gardens. There is also a fantastic restaurant serving meals every day of the year, complete with a sun terrace for those warm summer evenings. The development has a great community with a Homeowners association who support each other and assist with arranging events and day trips. 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.
Your home at Glenhills Court offers great comfort and security, allowing you to enjoy an independent and social retirement. For your reassurance the development has a wonderful Estates Manager and 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. Lifts and wheelchair access also make the complex accessible to all.
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, largely residential, suburb to the south of the city, conveniently situated to the M1 motorway with junction 21 just 10 minutes away. Near junction 21 is Fosse Park Shopping Centre and Food Court, two supermarkets and the Meridian Leisure Complex – including multiscreen cinema. Also nearby is the new Everards Meadows which includes a huge coffee shop overlooking the meadows and walks down to the River Soar and the canal.
Glenhills Court is on a bus route (weekdays every 10 minutes) with buses in one direction going into Leicester City Centre, with stops along the way at Leicester's cricket, football and rugby grounds, as well as the Leicester Royal Infirmary and at Freemans Common, where there is a supermarket, cinema, bingo hall and a couple of eateries.
Close to Glenhills Court is the centre of Blaby which is just half a mile away; walkable but has a large car park. In Blaby there are numerous small shops including bakers, butchers, and a few charity shops. Also in Blaby are banks/cash points, coffee shops, supermarkets, doctors, dentists, chemist, opticians, hairdressers, pubs/restaurant, take-aways, churches, library, parks, antiques centre and much more.
Walking from Glenhills Court. You can take a short stroll along the tow path of the canal in either direction or go further afield via an extensive network of footpaths. In one direction the tow path takes you to South Wigston or you can veer off on footpaths crossing the nearby River Sence and on to Bouskell Park and beyond. In the other direction the towpath leads to Aylestone Meadows, the River Soar, the Great Central Way, Everards Meadows and eventually to near Leicester City Centre.
Further afield Glenhills Court is ideally situated to explore the Charnwood Forest around junction 22 of the M1 and in the opposite direction places like Foxton Locks near Market Harborough.

Entrance Hall
Front door with spy hole leads to a spacious entrance hall - the 24-hour Tunstall emergency response pull cord system is also located within the hall. From the hallway there are doors to a storage/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors leading to the living room, bedroom and bathroom.

Living Room
Bright and spacious living room with floor to ceiling window, offering lots of natural light. Two ceiling lights, TV and telephone points. Sky/Sky+ connection point. Fitted carpets, storage heater and raised electric sockets.

Kitchen
Fitted with a range of wall and base units, pan drawers with a modern roll top worktop with ceramic tiling over. Inset, waist level oven with space for a microwave over. Stainless steel sink with mixer tap sits beneath the electronically controlled window. Electric hob with chimney extractor hood over, integrated fridge/freezer. Tiled floor, under counter lighting, ventilation system.

Bedroom
Double room with mirror fronted fitted wardrobes providing hanging rails and shelving. TV and telephone points, raised sockets, electric heater. Fitted carpets, ceiling light.

Bathroom
Fully tiled suite comprising; bath and separate level access shower with support rail and curtain. Vanity unit containing a hand basin and illuminated mirror over. Chrome heated towel rail, WC, slip resistant flooring

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 House 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 House Manager.

ANNUAL SERVICE CHARGE: £10,380.12 for financial year ending 30/09/2027.

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

Lease information
125 years from 1st June 2015

Parking Permit Scheme (subject to availability)
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
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













