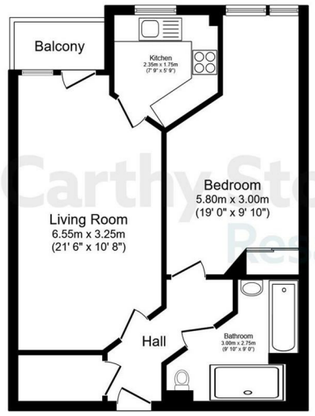
Excellent

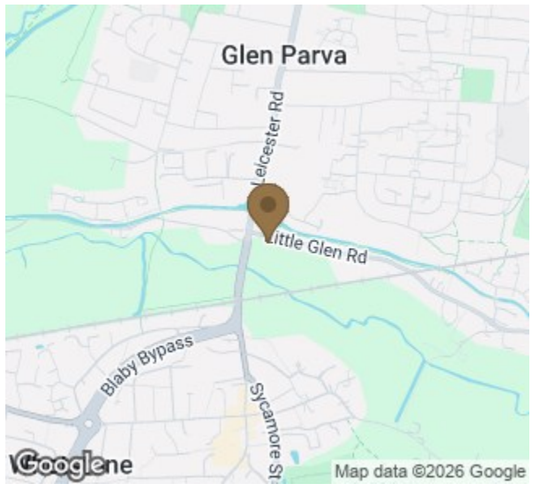
Trustpilot

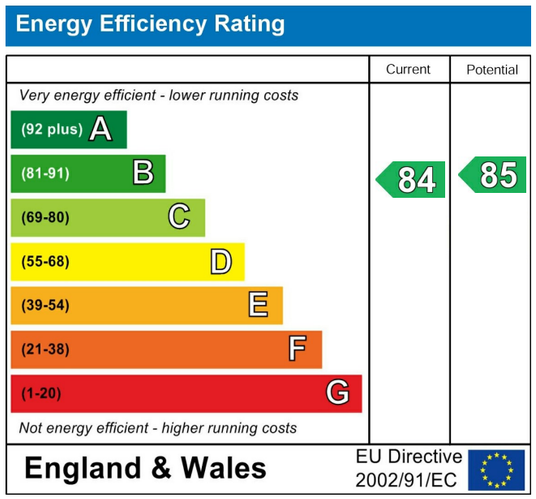
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Total floor area 52.3 sq.m. (563 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman







43 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 43 Glenhills Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £99,500
Leasehold

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

Why you'll love living here:

- Spacious living room with walk-out balcony
- Bright and airy bedroom with a full height window
- Modern kitchen with built in appliances
- Wet room style shower and separate bath
- Lovely canal side walks next to the development
- Homeowners' Lounge where social events take place
- Table Service Restaurant & Laundry room
- Guest Suite for visiting family & friends
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- 24-Hour emergency call system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

43 Glenhills Court, Leicester

1 | 1 | Asking price £99,500

Glenhills Court
Glenhills Court is located beside the Grand Union Canal in Glen Parva, just half a mile from the vibrant village of Blaby and 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 Glenhills Court offers great comfort and security, allowing you to enjoy an independent and social retirement, with 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system.
Glenhills Court features a selection of social areas, including the homeowners lounge and canal side gardens. The excellent on site restaurant serves meals every day of the year, complete with table service and an adjacent sun terrace for those warm summer evenings.
Lifts and wheelchair access make all areas of the complex accessible to everyone.
The development has a vibrant, friendly community with a very active Homeowners association. There are a variety of regular weekly activities and events to take part in, should one wish, such as gentle group exercise sessions, book club, film nights and coffee mornings.
In addition to the weekly events a number of day excursions are taken throughout the year.
When your friends and family wish to visit, they too can enjoy comfort and privacy in the guest suite. The complex sits on the Grand Union Canal, which provides pleasant waterside views as well as the perfect place for a morning stroll.

Features
- Estate Manager and 24-hour on site staffing
- 24 hour emergency call system
- Part Exchange available
- Pets allowed
- Full wheelchair access
- Lifts to all floors
- Homeowners lounge and on-site restaurant
- Mobility scooter charging point
- Landscaped gardens
- Laundry room
- Guest Suite
- Call McCarthy and Stone Resales to view 0345 5564104

Local Area
Glenhills Court is situated half a mile from Blaby and 1 mile from Wigston. Blaby is well served by local independent traders which include butchers, bakers, chemists, newsagents etc as well as national retail chains. Located within the town centre are a variety of essential services including a bank and the Post Office, a health centre and a dental practice. Leicester City centre is easily accessed by bus with a stop just outside Glenhills Court. The service is regular with stops at the Leicester Royal Infirmary, the De Montfort Hall and all the major Leicester sports grounds. From Glenhills Court one can stroll along the canal tow path. 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 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 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 leading to a storage/airing cupboard. Two ceiling lights, illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord. Doors leading to the living room, bedrooms, shower room and cloakroom.

Living Room
Bright and airy living room benefitting from a double glazed door leading to a walk out balcony with countryside views. An area of the living room provides a great space for dining and is within easy access to the kitchen via, part glazed doors. Two ceiling lights, TV and telephone points. Sky/Sky+ connection point and two ceiling lights. 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 and space for a microwave over. Stainless steel sink with mixer tap and double glazed window above. Electric hob with chimney extractor hood over, integrated fridge/freezer. Tiled floor, under counter lighting, ventilation system.

Bedroom
Spacious bedroom benefitting from a full height double glazed window allowing plenty of natural light to flood in. Fitted wardrobe with two mirror fronted doors TV and phone point. Electric panel heater.

Shower Room
Fully tiled and spacious room with suite comprising of level entry wet room style shower with support rail, shower panel and separate bath. Vanity unit containing a hand basin and mirror over. Sun tube allowing natural light. 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. 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.

Car Parking (Permit Scheme)
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

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

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.

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













