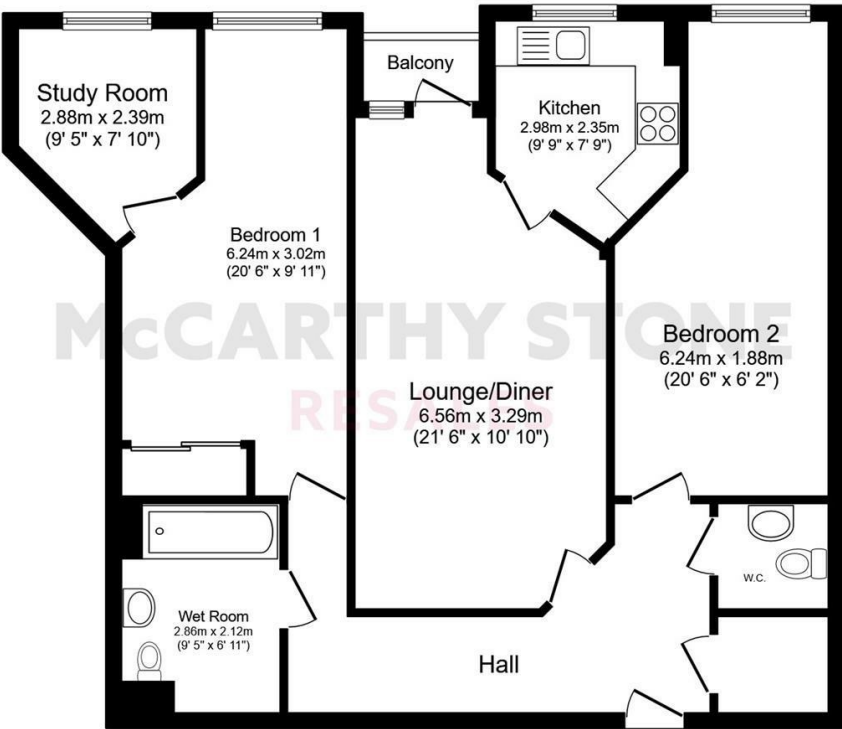


46 Glenhills Court

Little Glen Road, Leicester, LE2 9DH



Asking price £175,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF GLENHILLS COURT - BOOK NOW!

A SPACIOUS and WELL PRESENTED two bedroom retirement apartment benefitting from a WALK-OUT BALCONY. Two DOUBLE BEDROOMS and a SEPARATE STUDY. The development has EXCELLENT COMMUNAL FACILITIES including landscaped gardens, on-site restaurant, function room and communal lounge where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Council Tax Band: C



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | 82 |
| (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 | |

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.



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

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.

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 the newly extended (December 2020) 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 emergency response pull cord system is located in the hall. From the hallway there are doors 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
Spacious and bright lounge benefits from a double-glazed door leading onto a walk-out balcony, overlooking the communal gardens. An area of the lounge provides a great space for dining and is within easy access to the kitchen via double, part glazed doors. TV and telephone points. Sky/Sky+ connection point and two ceiling lights. Fitted carpets and curtains, 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 above for a microwave, stainless steel sink with mixer tap and auto-opening window with fitted blind over. Electric hob with chimney extractor hood over, integrated fridge/freezer. Tiled floor, ceiling spotlights, under counter lighting, ventilation system.

Master Bedroom
This spacious bedroom benefits from a full height window overlooking the communal gardens. Double, mirror fronted wardrobe provides hanging space and shelving. Two ceiling lights, raised sockets, TV & telephone points. Door leading to study.



2 bed | £175,000

Study
Situated off the master bedroom, the study which could also be utilised as a dressing room. Double glazed window, raised power sockets.

Bedroom Two
Spacious bedroom which could also be used as a dining room benefitting from a large window with views over the communal gardens. TV and phone point. Electric heater

Bath/Shower Room
Fully tiled and spacious bathroom comprising of bath with grab rail and separate wet room style shower. Vanity unit containing a hand basin and mirror over. Chrome heated towel rail, WC. Ceiling spotlights, slip resistant flooring.

Guest Cloakroom
Vanity unit containing a hand basin and mirror over. WC, chrome heated towel rail. Ceramic floor tiling.

- 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 House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

Service charge: £12,952.00 per annum (for financial year ending 30/09/2025).

Lease Information
125 years from 1st June 2015

Car Parking Permit
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.

Ground Rent
Ground rent: £510 per annum.
Ground rent review: 1st June 2030.

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

