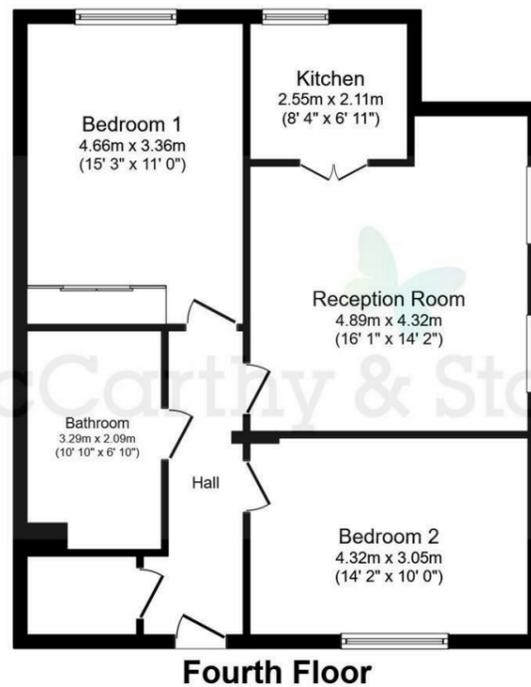


McCARTHY STONE RESALES

34 GLENHILLS COURT LITTLE GLEN ROAD, LEICESTER, LE2 9DH



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

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JOIN OUR JUBILEE PARTY - SUNDAY 5th JUNE - 4pm-6pm - BOOK YOUR PLACE TODAY!
SUPERBLY PRESENTED two bedroom apartment benefitting from FULL HEIGHT WINDOWS with CANAL VIEWS. The development offers EXCELLENT COMMUNAL FACILITIES including on-site restaurant, function room and communal lounge where SOCIAL EVENTS take place.

ASKING PRICE £269,995 LEASEHOLD

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GLENHILLS COURT, LITTLE GLEN ROAD, GLEN PARVA, LEICESTER

2 BED | £269,995

SUMMARY

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 - provided by the Your Life Care & Management team. 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.

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

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 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. Economy seven storage heater with central control unit. Doors leading to the living room, bedrooms, shower room and cloakroom.

LIVING ROOM

Bright and airy living room with two full height double glazed windows allowing the natural light to flood in and with spectacular views of the communal gardens and canal. 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 microwave over. Stainless steel sink with mixer tap and double glazed window above. Electric hob with chimney extractor hood over, integrated fridge/freezer. Counter top dishwasher. Tiled floor, under counter lighting, plinth fan heater, ventilation system.

MASTER BEDROOM

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

BEDROOM TWO

Double room with a full height window enjoying views over the canal and would be perfect for use as a study or hobby room. Raised sockets, electric heater, BT connection. Ceiling light, fitted carpets.

SHOWER/BATHROOM

Fully tiled and spacious room with suite comprising of level entry wet room style shower with support rail and curtain and separate bath. Vanity unit containing a hand basin and 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. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge: £10,262.06 pa (for financial year ending 10/22)

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.

GROUND RENT/LEASE INFORMATION

Ground Rent: annual charge £510.
Lease Length: 125 years from June 2015

