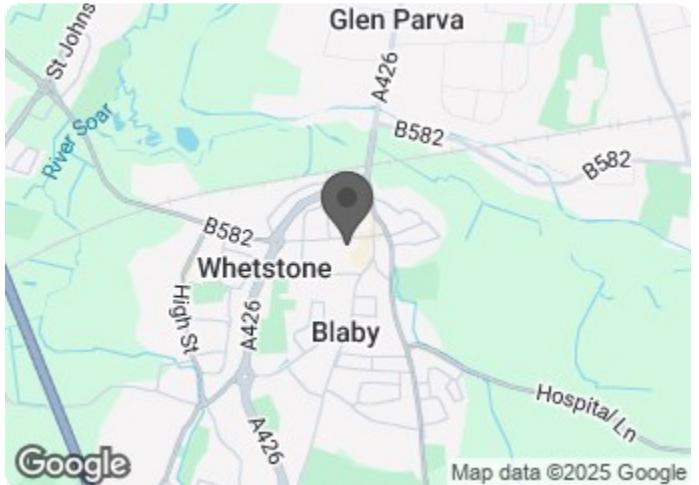


Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(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		

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.

1 Mulberry Court

Enderby Road, Leicester, LE8 4BU



Asking price £235,000 Leasehold

Wonderfully presented MCCARTHY STONE retirement apartment situated on the ground floor with a patio area.

Modern kitchen with built in appliances, double bedroom with a SPACIOUS WALK IN WARDROBE and a CONTEMPORARY shower room completes this beautiful apartment, along with new carpets throughout complimented by attractive feature walls. Allocated parking space.

The development offers DELIGHTFUL COMMUNAL FACILITIES including idyllic landscaped gardens and communal lounge where SOCIAL EVENTS take place.



Call us on 0345 556 4104 to find out more.

Enderby Road, Blaby, Leicester

Mulberry Court

Mulberry Court was designed and built by McCarthy Stone specifically for independent retirement living. The dedicated House Manager is on site during their working hours to take care of the development. The homeowners' lounge provides a superb space for you to meet with friends and neighbours.

Should you need assistance (day or night) McCarthy Stone have installed a system that operates through a pull cord and can summon help whenever you need it. For added security the apartments are fitted with secure video entry systems linked to your TV.

When you have a friend visiting, there is also a guest suite on-site meaning they can extend their stay (usually for a fee of around £25 per night). As a McCarthy Stone resident, there is the opportunity to hire out guest suites at other locations, if you fancy a break.

It is a condition of purchase that residents must meet the age requirement of 60 years 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 that can assist with service charges or living costs.
- 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

Mulberry Court is situated within the charming village of Blaby, which provides an array of local shops and amenities. There are



plenty of coffee shops, a lovely cake shop and a post office., Blaby has two doctors' surgeries: one is over the road with a chemist next door.

Bouskell Park is within walking distance. However if it is a little too far to walk, there is a car park. Blaby has everything that you would want on your doorstep without feeling like you live in a town. A good bus service runs to Leicester town centre and Lutterworth, passing through some villages like Countesthorpe and Cosby too, which is ideal for visiting friends in the area. One of Britain's biggest out-of-town shopping centres, Fosse Park, is less than 2 miles from the development and offers over 30 stores (including Marks & Spencer, Boots and WH Smith) and several restaurants.

Apartment Overview

This is a beautifully presented apartment. It has a bright and spacious living room with a Juliet balcony, allowing natural light to flood in. The apartment also boasts a double bedroom with a walk-in wardrobe, modern kitchen with built-in appliances and a purpose built shower room. Under floor heating runs throughout the apartment.

Entrance Hall

The front door with spy hole leads to the large entrance hall, from where the 24-hour emergency response and remote door entry system is accessible. Illuminated light switches, electric heater, smoke detector, and ceiling spotlights are included. From the hallway, doors lead to the living room, bedroom, shower room and a good-sized storage/utility cupboard with a washer/dryer.

Living Room

The living room has ample space for lounge furniture and a dining table. Double glazed French doors open on to a patio area. It has TV and telephone points, Sky/Sky+ connection point, two ceiling light fittings, fitted carpets. A partially glazed door leads into a separate kitchen.

Kitchen

The apartment has a bright, modern kitchen fitted with a range of cream wall and base units and pan drawers with contrasting roll top work surfaces. The inset Bosch electric oven has space above for a microwave. There is over-counter lighting, a four ring Bosch electric hob with a glass splash back and extractor hood above.



1 bed | £235,000

The kitchen has an integrated fridge/freezer, stainless steel sink unit with mixer tap sits beneath the double double-glazed window. There is a tiled floor and spot lights.

Bedroom

The spacious bedroom comes with a double-glazed window. TV and telephone points, fitted carpets and raised electric power points. A separate door opens into a walk-in wardrobe fitted with hanging rails and shelving.

Shower Room

The shower room has a fully fitted suite comprising a walk-in shower with screen and support rails, low level WC, vanity unit with wash basin and cupboards beneath, and an illuminated mirror above. It also has contemporary half-height tiling to the walls with matching floor tiles, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting.

Service Charge (breakdown)

There's no need to worry about the burden of maintenance costs as the service charge covers:

Building and systems maintenance
Contract cleaning of communal areas
House Manager
Upkeep of gardens and grounds
Water rates to communal areas and apartments.
Electricity, heating, lighting and power to communal areas
Comprehensive insurance of the building and contents of communal areas
24hr emergency monitoring service
Contingency fund

The service charge does not cover external costs such as your council tax, electricity or TV.

The annual service charge is £2,808.94 for the financial year ending 30th June 2025.

Ground Rent

Ground rent review: £425 per annum
Ground rent review: 1st January 2032.

Lease Information

999 Years from 1st January 2017

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Parking

This apartment comes with an allocated parking space

