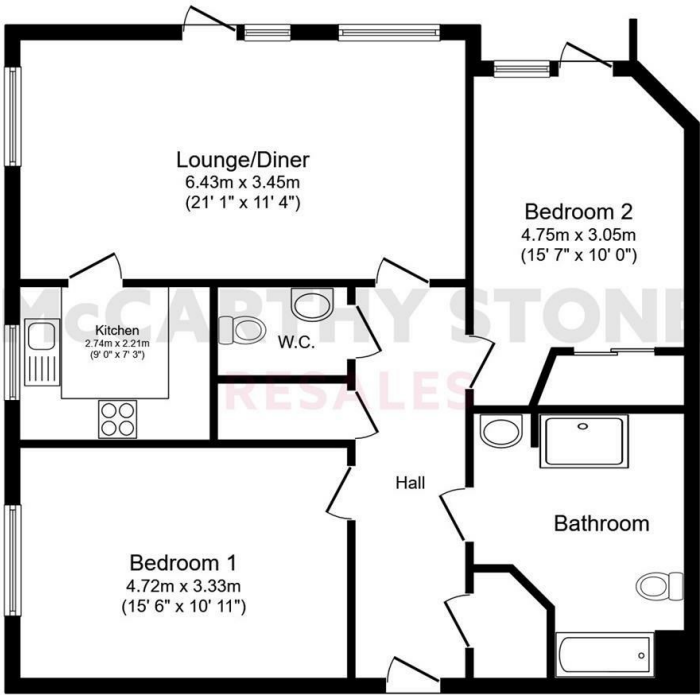


12 Glenhills Court

Little Glen Road, Leicester, LE2 9DH

PRICE  
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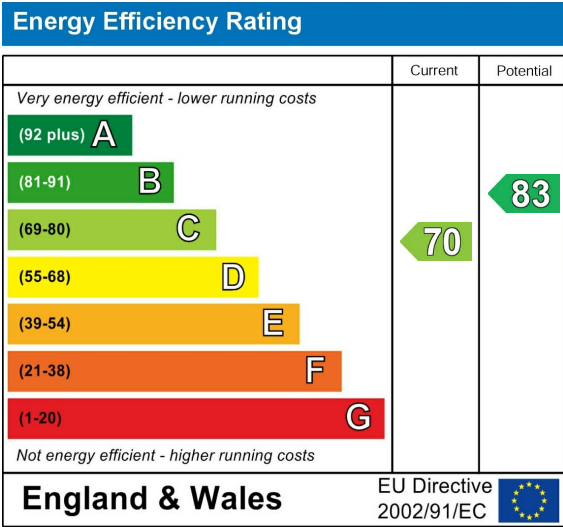
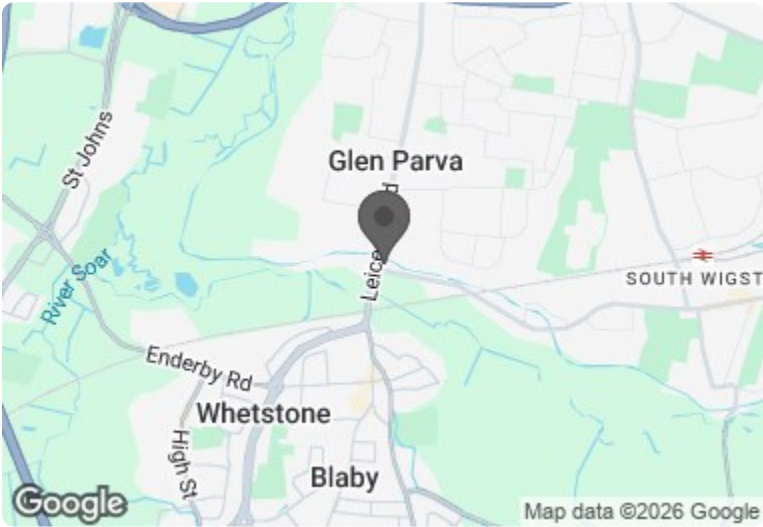
Total floor area 86.1 m² (927 sq.ft.) approx

Printed Contact Details...

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



PRICE REDUCTION

Offers in the region of £160,000 Leasehold

A WONDERFULLY presented two bedroomed retirement apartment. Conveniently located on the GROUND FLOOR, the apartment boasts direct access to a PATIO AREA from the living room and the second bedroom.

Call us on 0345 556 4104 to find out more.

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.





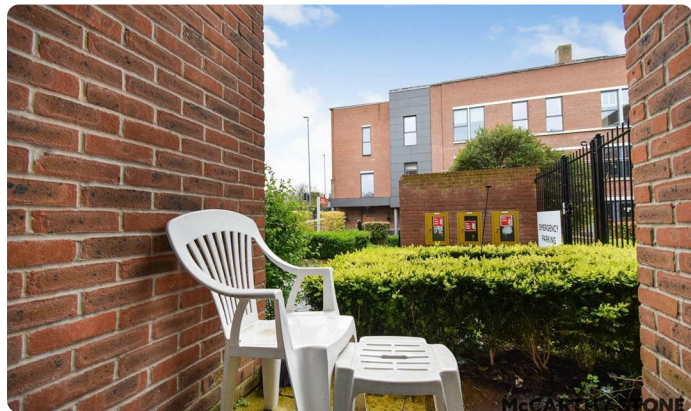
# Glenhills Court, Little Glen Road, Glen

## 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

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.

## Apartment Overview

Beautifully presented, ground floor apartment with a patio area, with access from the second bedroom. The modern kitchen has built in appliances. Two double bedrooms, the second bedroom with fitted wardrobes and a spacious shower room completes this lovely apartment.

## 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 and shower room.

## Living room

Bright and airy living room with the benefit of a full height window and door providing access to the patio area. The spacious room allows plenty of room for dining and is within easy access to the kitchen a single part glazed door. TV and telephone points. Sky/Sky+ connection point, two decorative ceiling lights, 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. Stainless steel sink with mixer tap and drainer sits below the electronically controlled window. Inset waist level oven with space above for a microwave, electric four ring hob with chimney extractor hood over. Integrated fridge/freezer. Tiled floor, ceiling light point, under counter lighting and ventilation system.

## Master Bedroom

This generous master bedroom benefits from a large window. TV and telephone points, ceiling light point, storage heater and raised electric sockets.



# 2 Bed | £160,000

## Bedroom Two

Spacious second bedroom which could also be used as a dining room or study / hobby room. French doors open onto a patio area. Built in mirror fronted wardrobe providing hanging space and shelving. TV point, ceiling light point, storage heater and raised electric sockets.

## Bath/Shower Room

Fully tiled and spacious bathroom comprising of bath with grab rail and separate wet room style shower with grab rail and curtain. Vanity unit containing a hand basin and mirror over. WC. Chrome heated towel rail, ceiling light fitting and slip resistant flooring.

## Guest Cloakroom

Vanity unit containing a hand basin and mirror over. WC, chrome heated towel rail. Slip-resistant flooring.

## Service Charge

- \*TWO YEARS SERVICE CHARGE INCLUDED\*
- 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: £13,555.15 for financial year ending 30/09/2026

## Leasehold Information

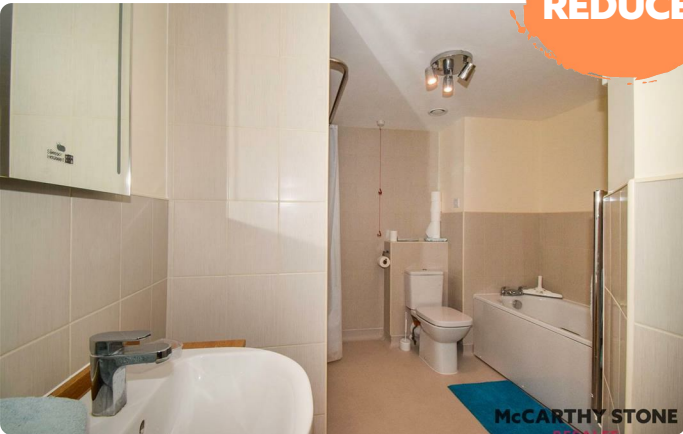
Lease : 125 years from 1st June 2015  
Ground rent: £510 per annum  
Ground rent review: 1st June 2030

## 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.

## Additional Information & Services

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



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