

FLOOR PLAN

DIMENSIONS

Entrance Hall

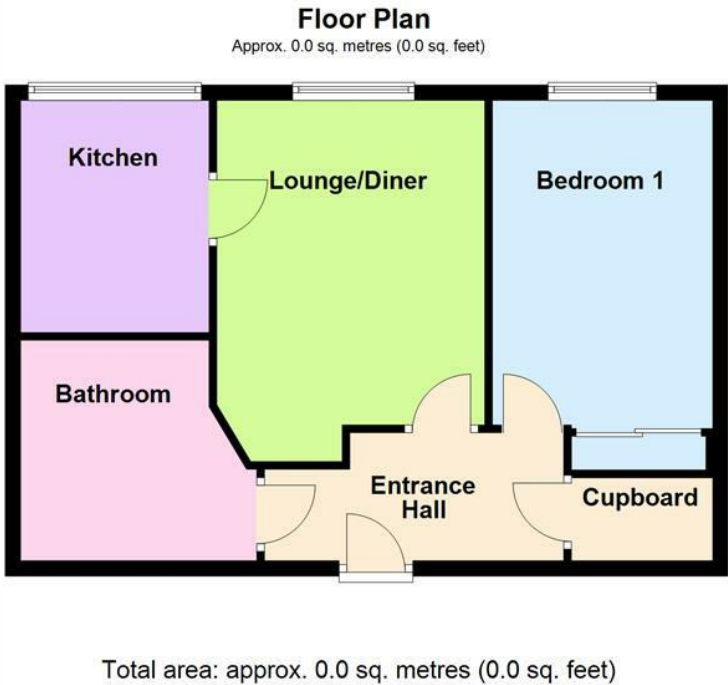
Lounge Diner  
15' x 11'05 (4.57m x 3.48m)

Kitchen  
9'11 x 6'08 (3.02m x 2.03m)

Bedroom  
13'11 x 9'04 (4.24m x 2.84m)

Bathroom  
9'03 x 10'01 max (2.82m x 3.07m max)

Store Cupboard  
3'04 x 5'11 (1.02m x 1.80m)



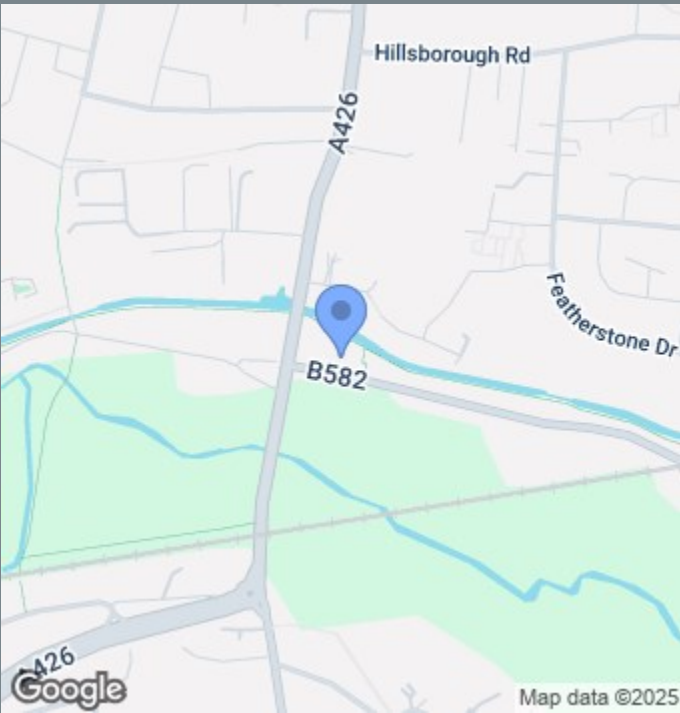


# OVERVIEW

- Lovely Assisted Living Apartment
- Great Location With Open Views
- No Onward Chain
- Entrance Hall & Kitchen
- Lounge Diner
- One Spacious Bedroom
- Bathroom
- Communal Lounge, Dining Room & Gardens
- EER Rating B, Leasehold
- Council Tax Band -

## LOCATION LOCATION....

Nestled amidst green spaces and parks, Glen Parva offers a peaceful retreat from the hustle and bustle of city life while remaining well-connected to urban conveniences. Residents enjoy easy access to local shops, supermarkets, and eateries, ensuring everyday needs are met within close proximity. The area is characterised by its family-friendly environment, with excellent schools and recreational facilities nearby. Picturesque walking paths and nature trails provide opportunities for outdoor exploration and leisure activities, making Glen Parva an ideal location for nature enthusiasts and active individuals alike.



## THE INSIDE STORY

*This stunning modern assisted living apartment for the over-70s offers a perfect blend of comfort, convenience, and community in a fabulous location with breathtaking open views. From the moment you step inside, you're welcomed by a spacious entrance hall with a handy storage cupboard, leading into a beautifully bright and airy lounge diner, where a floor-to-ceiling window floods the space with natural light. The stylish kitchen is thoughtfully designed with an integrated fridge freezer, eye-level double oven, hob, and extractor, making meal preparation a breeze. The generously sized bedroom comes complete with fitted wardrobes, providing plenty of storage, while the modern bathroom is well-appointed with a WC, wash hand basin with vanity unit, bath, and a separate walk-in shower for ease of access. Outside, residents can unwind in the immaculately maintained communal gardens, including a picturesque canal-side seating area, or enjoy the welcoming communal lounge and dining space with an inviting outdoor terrace perfect for alfresco meals. With no onward chain, this exceptional home is ready to offer a relaxed and supportive lifestyle in a truly idyllic setting.*

- 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.*  
*Car Parking Permit - The fee is usually £250 P/A*

