



55 Glenhills Court Little Glen Road

Glen Parva, Leicester, LE2 9DH

Offers Over £125,000



No Upward Chain! Penthouse Suite! We are delighted to offer to the market this very well presented retirement two double bedroomed apartment located on the top floor of Glenhills Court. The property comprises of, entrance hall way, lounge, kitchen, two double bedrooms with one of them having a walk out balcony with views over the garden and canal, a walk in shower room with the benefit of a bath & a separate WC. In addition to all, there is an intercom system, communal lounge and facilities, beautifully presented landscaped gardens, a restaurant and allocated parking.

The property can be left furnished to help quick move in for the buyer.

- Well Presented Apartment
- Two Double Bedrooms
- Balcony With Canal & Garden Views
- Top Floor Penthouse Suite
- Fully Double Glazed
- Separate W/C & Shower Room with Bath
- Close Proximity to Blaby Town Centre
- 24 Hour Emergency Call System
- 125 Year Lease from 2015
- EPC Rating C



Location

Glenhills Court is located in Glen Parva at the bottom of Little Glen Road. The property has excellent commuting links being conveniently located within close proximity to Fosse Shopping Park & Blaby Town Centre.

Lease, Service Charge & Ground Rent

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

Lease Information - 125 years from 1st June 2015

Ground Rent - Ground rent: £510 per annum
Ground Rent Review: 1st June 2030

Parking Information

Parking Permit Scheme (Subject To Availability) - 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.

Service Charge Information

Service Charge (Breakdown) -

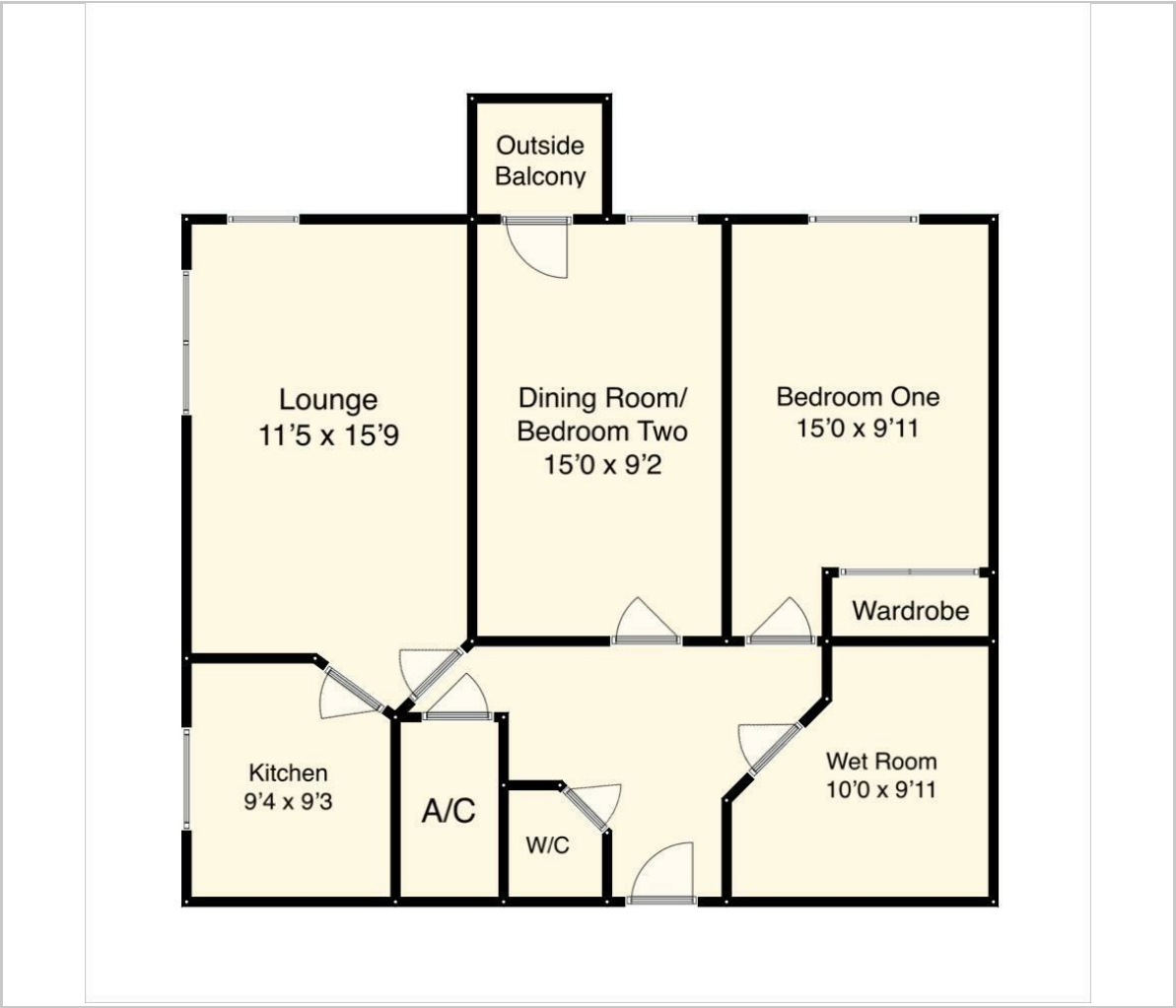
- 1 Hour domestic assistance (per week)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Requirements

In order to be able to purchase the property, it is a condition that residents must meet the age requirement of 70 years or of age or over.



Floor Plan



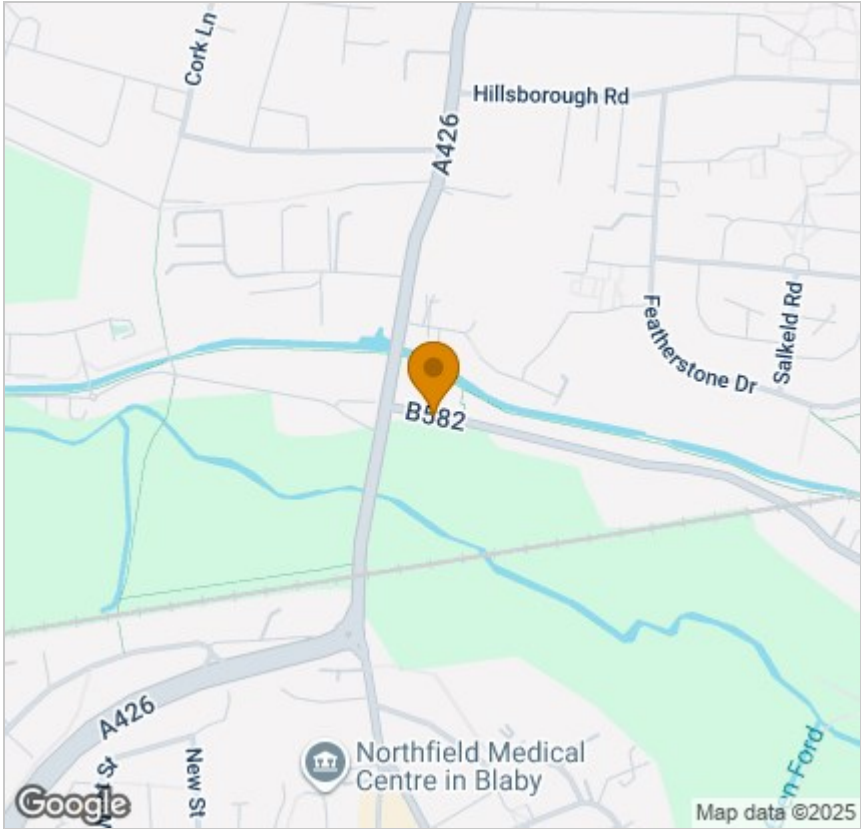
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: info@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

