



55 Glenhills Court Little Glen Road  
Glen Parva, Leicester, LE2 9DH  
**Offers Over £125,000**



NO UPWARD CHAIN! Well presented retirement apartment with 2 double bedrooms & views over the landscaped gardens & canal beyond. Excellent communal facilities & convenient for Blaby with nearby public transport routes into Leicester. [CLICK FOR MORE INFORMATION](#)

- 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





**INTRODUCTION**

This superb Canal-side Penthouse retirement apartment located on the top floor of Glenhills Court on the corner of Little Glen Road and Lutterworth Road is available to the market with no upward chain. Set in beautifully landscaped, excellently maintained gardens with canal-side views beyond,, Glenhills Court is just a short distance from Blaby town centre and is on a public transport route with a regular service into Leicester City Centre.

Enjoying excellent communal facilities including a laundry room, lounge and restaurant, the apartment is serviced by a lift from the ground floor, benefits from an intercom to call one of the friendly staff if need and comprises in brief:  
An entrance hall, lounge/diner, fitted kitchen, 2 double bedrooms, the master having a balcony with garden and canal side views, bathroom with bath and walk-in shower enclosure and a separate wc.  
An internal viewing of this stunning apartment is strongly recommended.

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

**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) -

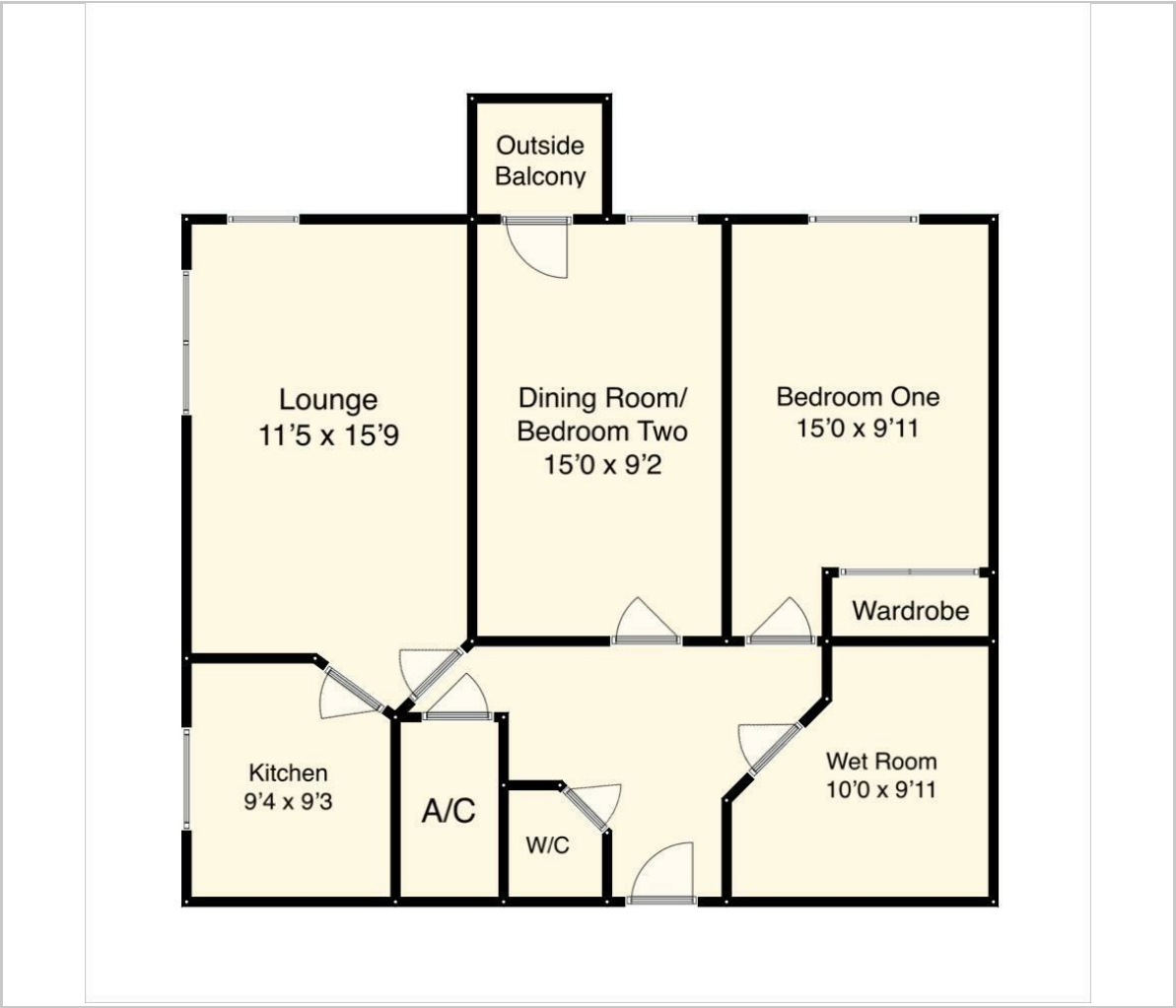
- 1 Hour domestic assistance (per week)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal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



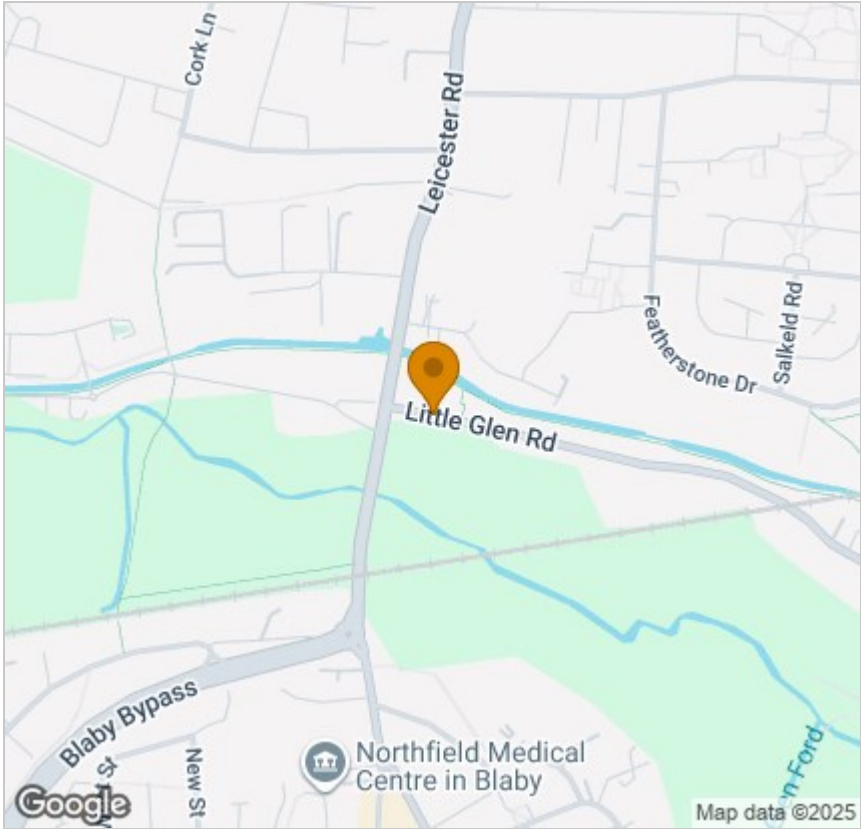
Viewing

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.

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Area Map



Energy Efficiency Graph

