

## 55 Hendon Grange

420 London Road, Leicester, Leicestershire, LE2 2PY



**PRICE: £110,000**

**Lease: 125 years from 1989**

### Property Description:

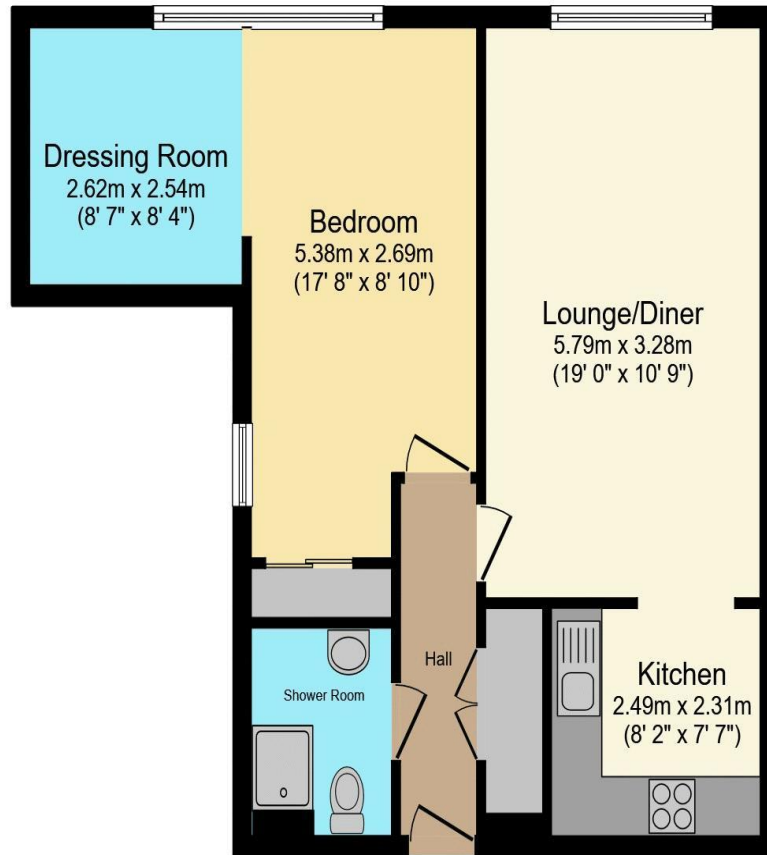
**A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH VIEW OVER GARDENS BENEFITING FROM RE-FITTED KITCHEN AND BATHROOM AND LARGER THAN AVERAGE "L" SHAPED BEDROOM**

Hendon Grange is conveniently situated in the Stoneygate area close to Supermarkets, Health Centre, Pharmacy, Tennis club and Uplands Park. Hendon Grange was constructed by Anglia Secure Homes and comprises a mixture of one or two bedroom bungalows, two or three bedroom cottage style properties and one or two bedroom apartments. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge and gardens
- Minimum Age 55
- Development Manager
- Hairdressing/Chiropody Salon
- Appello emergency call system
- Guest Suite
- Communal Laundry facilities
- Lift to all floors
- Lease: 125 years from 1989



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Total floor area 56.7 m<sup>2</sup> (610 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**30/9/23**

**Annual Ground Rent:**

**£216.18**

**Ground Rent Period Review:**

**Next Uplift 2031**

**Annual Service Charge:**

**£3,485.37**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.