



**Welland Place, St. Marys Road, Market Harborough, LE16 7GH**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

For Sale by Online Conditional Auction

A third floor one bedroomed apartment of approximately 645 square feet, located in this ever-popular retirement development within the Welland Quarter with a balcony offering views towards the River Welland and enjoying access to a heated swimming pool, gymnasium, residents lounge and communal gardens. The property also benefits from underground secure communal parking approached via a fob controlled barrier and shutter. The property is designed with later life in mind and is available exclusively for those only over sixty years of age.

Ideally located at the rural southern edge of Leicestershire, Welland Place overlooks the banks of the River Welland, and is just a short riverside walk from the centre of historic Market Harborough. There are excellent shopping and supermarket facilities, bars, restaurants, a theatre and professional services. Market Harborough is surrounded by delightful open countryside with nearby beauty spots including Foxton Locks, Rutland Water and Eyebrook Reservoir. Welland Place is within easy walking distance of the railway station with regular services to London St Pancras with its new Eurostar link, and the nearby A6. Situated in the popular Welland Place development in Sence House is a third floor one bedroomed apartment which offers a great opportunity to retire in style with high quality fixtures and fittings, generous proportions and views over the gardens and beyond.

Please be advised that these are draft marketing details and we are waiting for our client to approve.





## Key Features

- For Sale by Online Conditional Auction
- Over 60's Retirement Complex
- Third Floor One Bedroomed Apartment
- Generously Proportioned Rooms
- High Quality Fixtures & Fittings
- Communal Gardens & Parking
- Easy Access to Train Station & Town Centre
- Two Guest Suites for Visitors

**Auction Guide**  
**£55,000**

### Auction Terms

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the Vendor's Solicitor and are contained within the Auction Legal Pack. This pack is available to download to registered bidders. Please contact the Auction Department for details on how to register to bid. The purchaser shall be deemed to bid on those terms whether they have inspected the Conditions or not.

The sale of this property will take place on the stated date by way of an online conditional auction and is being sold with a Fixed Fee. If you are a successful buyer, you will enter a Reservation Contract with the Seller and agree to Exchange and Complete within 56 days. If you are planning to purchase with finance, please ensure you inspect and consider the property carefully with your lender before bidding. At the end of the auction, to reserve the property, the Buyer will pay a Reservation Fee.

Some sellers may consider a pre-auction offer, and the Lot may be sold before the auction.

### Auction Fees

The following deposits and non-refundable auctioneer's fees apply:

- Buyer's Reservation Fee of 3.6% of the purchase price including VAT, subject to a minimum of £4,500.00 plus VAT (£5,400 inc VAT).

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### Guide Price & Reserve Price

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single-figure guide. (RICS Common Auction Conditions 4th Edition).

### Plans

Plans shown are for identification purposes only.

### Services

Mains water, drainage, and electricity are connected to the property.

### Tenure and Possession

We understand that the property is a Leasehold. The charges and detail is outlined below:

**SERVICE CHARGE £394 pcm** This covers cleaning and maintenance, external window cleaning, water and sewage, buildings insurance and estate management. It includes the costs for heating, lighting and water in communal areas ONLY.

**WELL BEING CHARGE of £300.12 pcm** per apartment.

**CONTINGENCY FUND** which is payable on sale or transfer of ownership. The fund covers spending for the repair or renewal of communal areas, roof, lifts etc.... The contribution is 1% of the open market value at the point of sale/transfer, for each year or part year of ownership.

**LEASE TERM - 125 YEARS FROM 2011**

**GROUND RENT** is determined by the size of the property and starts approx £116 per annum.

As a conditional auction, the buyer must complete their purchase within the Reservation Period of 56 days post-auction.

### Bidder Registration and Auction Legal Pack

Following your viewing, we are delighted to invite you to register with our Auction Passport service, please go to:

[online.sheldonbosleyknight.co.uk](http://online.sheldonbosleyknight.co.uk)

Once you have registered, you will be authorised to bid. You will also be able to download the Auction Legal Pack. If you register before the Auction Legal Pack has been completed by the sellers solicitor, you will be automatically notified once it has been uploaded.

The Auction Passport requires you to put the details of your solicitor. If you would like to use our own preferred solicitors, please select 'preferred solicitor', and we will generate a quote for you.

If this is the first time you have accessed Auction Passport, just press the green button on the left-hand side 'Click here to sign up for free' to create a new account. Following your initial registration, you will receive an SMS from LexisNexis, a company we use to verify ID and conduct an anti-money laundering check. Please click on the link within the SMS, and follow the instructions to complete the check.

### Legal Documents & Additional Costs

It is essential bidders check the legal documents prior to bidding and take professional advice. Special conditions of sale can contain additional costs (that is costs over and above the price the lot is 'knocked down' at) and bidders are deemed to be aware of any additional costs prior to bidding.

### Viewings

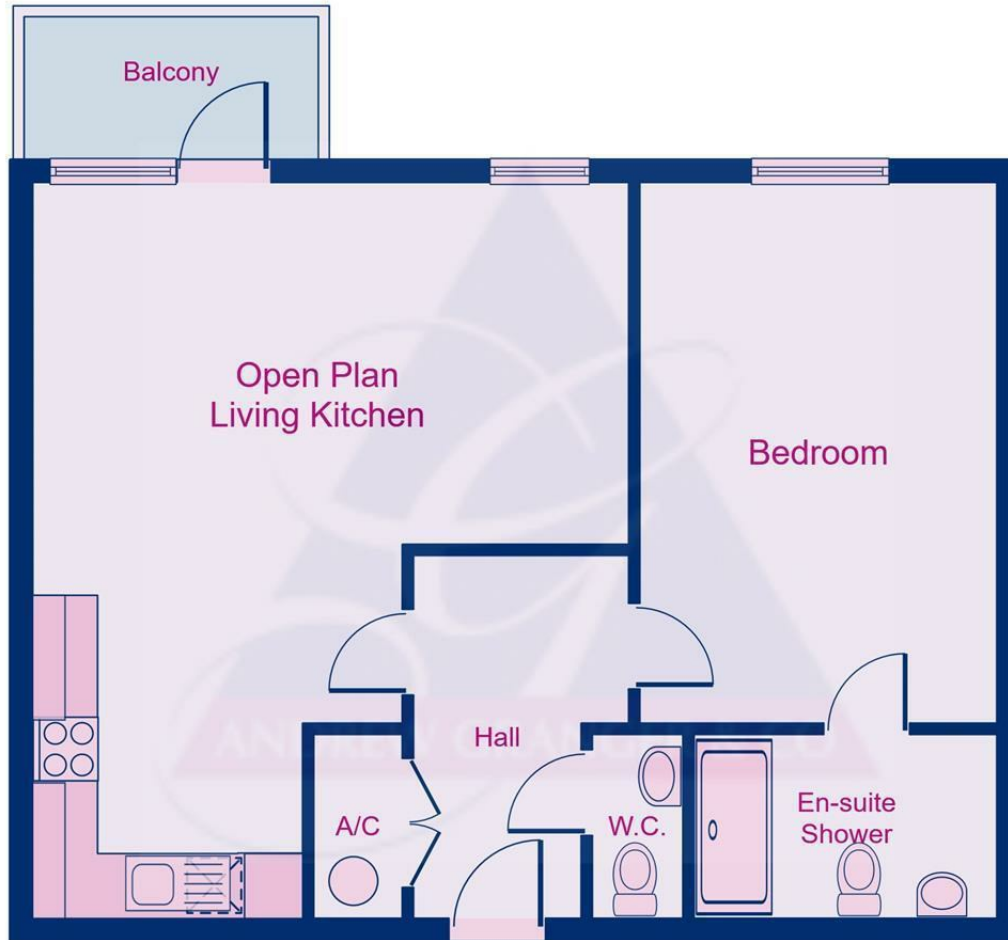
All viewings are by appointment only through the Auction Department







# Floorplan



## Floor Plan

Floor Area (Gross Internal) 60.6 sq.m. (652 sq.ft.) approx

Created using Vision Publisher™

EPC Rating - B

Tenure - Leasehold

Council Tax Band - B

Local Authority  
Harborough

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.