



**Connells**

Avon House Welland Place  
Market Harborough





## Property Description

A LUXURY RETIREMENT APARTMENT offering independent living within a state-of-the-art retirement complex with a resident's lounge, swimming pool, restaurant, library, workshop, snooker and darts room and gym. This ground floor apartment comprising one double bedroom, bathroom an open plan kitchen living room with its own private balcony, all within close proximity of the town centre and railway station and offered for sale with no chain.

## Entrance

Entrance porch with a useful storage room which can also be utilised as a utility room.

## Living/Dining

19' 1" x 11' 1" ( 5.82m x 3.38m )

Open plan kitchen/living room boasting excellent proportions overlooking the picturesque communal gardens. The naturally light space offers a fantastic entertaining space with LED spotlights, a full height window and door providing access out to the balcony.

## Kitchen

9' 9" x 8' 9" ( 2.97m x 2.67m )

The kitchen comprises a range of eye and base level units, a roll top work surface, a stainless steel one and a half bowl sink with draining board, an integrated double oven and a four ring electric hob with its extractor

hood over. There is also an integrated fridge/freezer and dishwasher.

## Utility

9' 9" x 5' 11" ( 2.97m x 1.80m )

Useful utility area which can also be utilised as a storage room.

## Bedroom

19' 1" x 10' 2" ( 5.82m x 3.10m )

Leading off from the open plan living area is this generously sized double bedroom with a window overlooking communal grounds.

## Bathroom

Luxury bathroom comprising attractive floor tiles with underfloor heating, ceramic wall tiles, LED ceiling spot lights, a chrome heated towel rail and a white Villeroy & Boch three piece suite including a tile enclosed bath with a shower over, wall hung wash hand basin and a WC.

## Outside

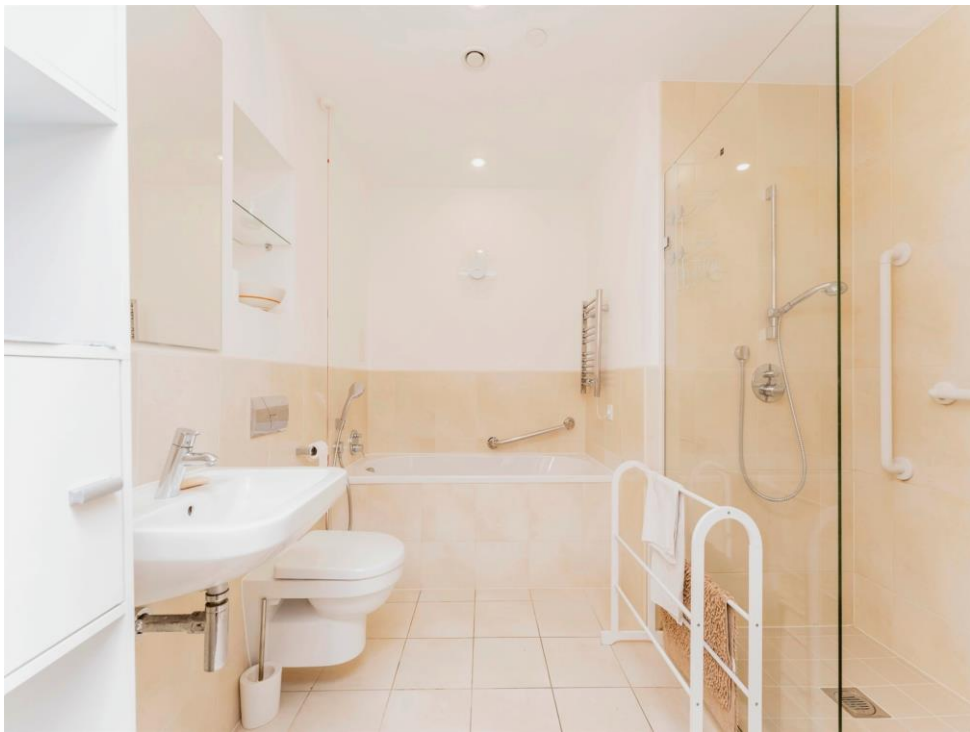
The property boasts fully landscaped and private communal gardens and views out over the local River Welland. There is outdoor seating ideal for those warm summer evenings and a path offers a relaxing walk around the grounds. There is a secure underground car park, providing ample parking for the residents and access to the storage lockers which are available to rent from reception.

## Facilities

With a gym, spa, heated swimming pool and private landscaped gardens, Welland Place offers everything you could want for an active and fulfilled retired life. Residents enjoy the benefits of a restaurant, sitting room and snooker room, along with a hair salon, laundry room, craft room, a well-equipped workshop and a library. The comprehensive library regularly has guest speakers and they have a cinema night once a week. A bar is also on site that is run by the residents offering a space to entertain and reasonable drinks prices.



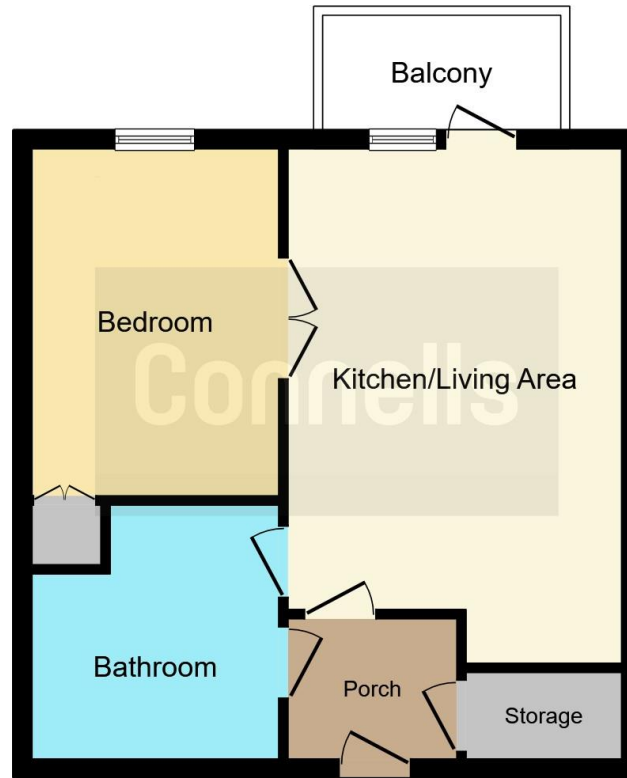












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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MARKET HARBOROUGH LE16 7DS

**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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