

JAMES  
SELICKS

AVON HOUSE

WELLAND PLACE  
MARKET HARBOROUGH



A luxury retirement apartment offering independent living within a state-of-the-art retirement complex with a resident's lounge, swimming pool, restaurant, library, and gym. Two double bedrooms, ensuite and bathroom and 22ft open plan kitchen, living/dining room. Situated close to the town centre and rail station and offered for sale with no chain.

Luxury retirement apartment • First floor with lift service • Two double bedrooms • Ensuite shower room and bathroom • 22ft open plan sitting room, kitchen/diner • Balcony • Utility cupboard • Residents restaurant, bar, gym and swimming pool • Close to town centre and rail station • No upward chain •

#### Accommodation

The apartment is situated on the first floor of Avon House, Welland Place, in a central position with good access to the town centre and rail station. Welland Place is a state of the art facility with immaculate reception and communal areas, where you will find a housing manager on hand. A lift service provides access to the first floor where the apartment is accessed via its own secure front door.

The entrance hall feels spacious and welcoming. To your right is a built in utility cupboard with a Miele washing machine, space for storage and also the hot water cylinder. On your left you will find the bathroom, fitted with a luxurious, contemporary white suite comprising bath with shower over, WC and wash hand basin. The open plan sitting room, kitchen/diner spans over 22ft and enjoys access to the private balcony with views over the attractive communal gardens below. The kitchen area is well equipped with a range of fitted wall and base units providing plenty of storage and ample work surface space over. Integrated appliances include fridge/freezer, double oven, ceramic hob and dishwasher, with a handy space for a microwave within the units.

There are two double bedrooms both enjoying views over the communal gardens. The master bedroom featuring its own ensuite shower room with contemporary suite including a walk-in shower, WC and wash hand basin.

#### Outside

The apartment features its own private balcony accessed from the living room with views over the immaculate, landscaped communal gardens. The communal gardens and grounds for residents to enjoy, including a seating area and a footpath for walks by the River Welland. There is also secure underground parking on a non-allocated basis for one space for residents, and a guest/visitor can also park if a space is available.

#### Facilities

Facilities at Welland Place include a resident's lounge, restaurant, bar, gymnasium, swimming pool, snooker room, library, hair salon, beauty treatment room and a craft room, meaning your active retirement is well and truly catered for.





#### Location

Market Harborough is a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a mainline railway station to London St Pancras in approximately an hour and a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough is situated in some of the county's most attractive countryside. The property is situated a short distance of the town centre, rail station, Welland Park, Farndon Fields farm shop and local countryside walks.

**Tenure:** Leasehold

**Lease Term:** 125 years from and including 29<sup>th</sup> September 2011

**Years remaining:** 113

**Freeholder:** MHA (Methodist Homes)

**Service Charge:** Currently £495.16 per month

**Ground rent:** Currently £15.56 per month

**Wellbeing Charge:** Currently £300.12 per month

**Local Authority:** Harborough District Council

**Tax Band:** C (currently £186 per month)

**SERVICES:** The property is offered to the market with electric central heating.

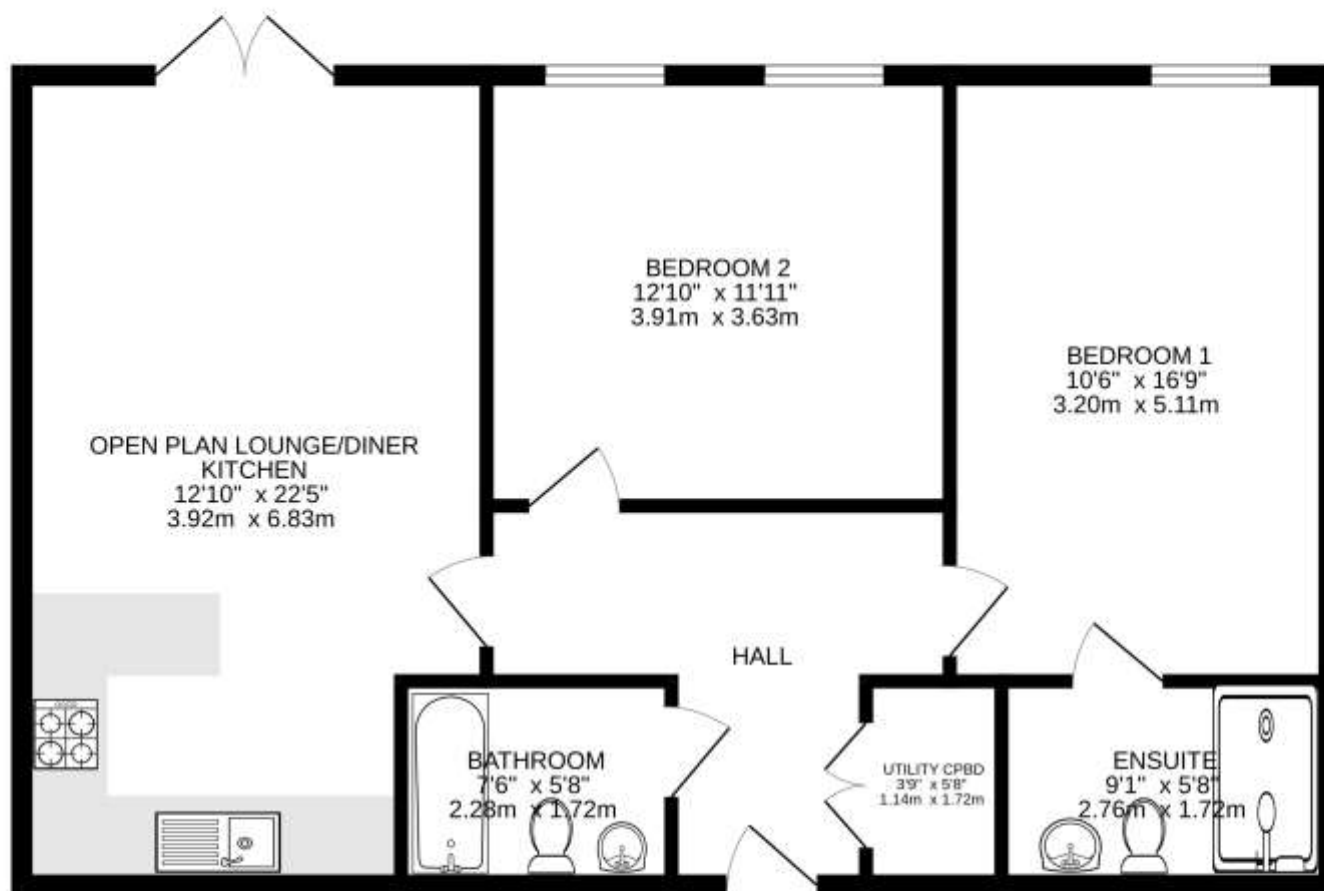
#### Satnav Information

The property's postcode is LE16 7GD, and the complex can be located almost opposite the train station.



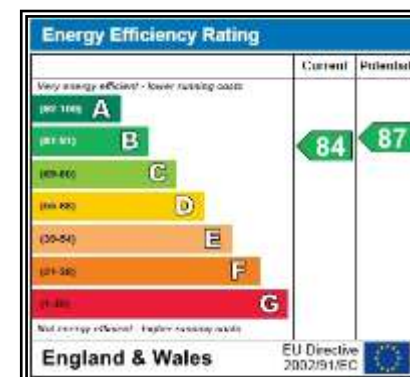


**GROUND FLOOR**  
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Market Harborough Office  
13 Church Street  
Market Harborough  
LE16 7AA  
01858 410008  
mh@jamesseilicks.com

Leicester Office  
0116 2854554

Oakham Office  
01572 724437

jamesseilicks.com



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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



## Resident's swimming pool



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## Resident's lounge



## Resident's gym

