

JAMES
SELICKS



43 Avon House

ST. MARYS ROAD, MARKET HARBOROUGH, LEICESTERSHIRE, LE16 7GD

GUIDE PRICE: £290,000

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 25ft 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 • Fourth floor apartment with lift service • Two double bedrooms • Two shower rooms with Villeroy & Boch sanitaryware • 25ft open plan Living, dining and kitchen space • Utility cupboard • Residents restaurant, bar, gym and swimming pool • Close to town centre and rail station • Secure underground car park and communal gardens • No upward chain •

Accommodation

This light, bright south facing apartment is situated on the fourth 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 fourth floor where the apartment is accessed via its own secure front door.

The entrance hall feels spacious and welcoming. To your left is a built-in utility cupboard with a Miele washing machine, space for storage and the hot water cylinder. On your right you will find a further built-in storage cupboard with space for coats, shoes and cleaning equipment. The bathroom, fitted with a luxurious, contemporary white Villeroy & Boch suite comprising walk-in shower, WC and wash hand basin.

The open plan sitting room, kitchen/diner spans over 25ft and enjoys spectacular views over the attractive communal gardens below, rooftops of Little Bowden and countryside beyond through two Juliette balconies. 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

There are 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 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

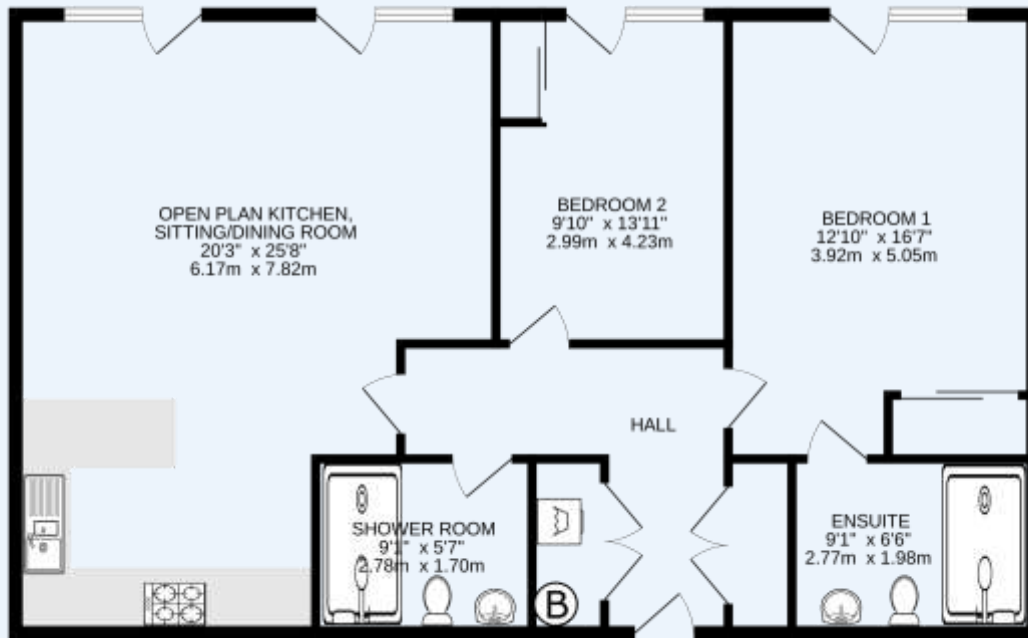
Market Harborough is a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a mainline railway station to London St Pancras in approximately an hour and a wide range of niche shopping, restaurants and a wide range of leisure and sporting 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.

Satnav Information

The property's postcode is LE16 7GD, and house number 43.







Tenure: Leasehold
 Lease Term: 125 years from and including 29th September 2011
 Years Remaining: 112 years (as at 2024)
 Freeholder: MHA (Methodist Homes)
 Local Authority: Harborough District Council
 Service Charge: Currently £567.18 per month (April 2024 – March 2025)
 This includes buildings insurance
 Ground rent: £251.64 per annum until the next review
 Wellbeing Charge: Currently £327.44 per month (April 2024 – March 2025)
 Listed Status: Not Listed
 Conservation Area: No
 Tree Preservation Orders: No
 Tax Band: D
 Services: The property is offered to the market with electric heating.
 Broadband delivered to the property: Assumed FTTC
 Non-standard construction: Believed to be of standard construction
 Wayleaves, Rights of Way & Covenants: Title/lease contains covenants
 Flooding issues in the last 5 years: None
 Accessibility: Forth floor apartment. A lift service provides access to the fourth floor where the apartment is
 Cladding: An EWS1 has been completed (available on request). A further survey and remedial works are required
 Planning issues: None which our clients are aware of
 Coastal erosion: None
 Coal mining in the local area: None

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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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 Pool



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Resident's Snooker Room



Resident's Gym



Resident's Lounge

