



JAMES
SELICKS

42 Avon House

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

A luxury retirement apartment offering independent living within a state-of-the-art retirement complex with residents' lounge, swimming pool, restaurant, library and gym. Two double bedrooms, ensuite and bathroom and 26ft 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 • 26ft Open plan living room/kitchen • Balcony • Ensuite and bathroom • Utility room • Residents' restaurant, bar, gym and swimming pool • 24hr emergency response • Close to town centre and rail station • No upward chain •

Accommodation

The 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. 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 provides a handy storage cupboard as well as utility cupboard with plumbing and space for a washing machine.

The open plan living, kitchen/diner is flooded with lots of natural light and commands views of the countryside beyond the town. The kitchen is well-equipped with a range of contemporary wall and base units providing plenty of storage. Integrated appliances include dishwasher, fridge/freezer, oven and electric hob.

The master bedroom features fitted wardrobes and Juliet balcony. The ensuite bathroom feels fresh and contemporary with a suite comprising walk-in shower cubicle, wash hand basin and low-level WC. The second bedroom has a fitted wardrobe and could serve as study as well as a guest bedroom. The bathroom, accessed from the hall, features a suite comprising bath with shower over, 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 residents' 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 apartment number 42.







TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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, water & sewerage (for communal areas), communal cleaning & maintenance, external window cleaning, and estate management.

Ground rent: £240.72 per annum until the next review

Wellbeing Charge: Currently £327.44 per month (which includes 24 hr staffing on site, help in emergency and co-ordinated weekly events/activities programme). (April 2024 – March 2025)

Contingency Fund Contribution: A contribution to the Contingency Fund is payable on sale or transfer of ownership. The fund covers spending for the repair or renewal of communal areas, lifts, roofs etc. The contribution is 1% of the open market value at the point of sale/transfer for each year or part year of ownership.

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: Fourth 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

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

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.



Residents' Pool



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Residents' Snooker Room



Residents' Gym



Residents' Lounge

