



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



St. Marys Road, Market Harborough

£160,000

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### “Retirement Convenience!”

A superb one bedroom retirement property situated in the ever-popular and desirable Welland Place, boasting generous proportions, a high quality finish throughout, a spacious double bedroom and a wealth of amenities!

Conveniently located opposite the train station, the property also benefits from being within walking distance to the town centre with a variety of independent shops and restaurants. Local supermarkets are just around the corner and a variety of bus links are available nearby.

Immaculately finished one bedroom retirement property with a wealth of amenities within the Welland Place complex. The property is located on the third floor with a lift providing access and a communal hallway leads to the front door.

Entrance through the solid timber front door into the inviting and spacious entrance hall with attractive laminate flooring and doors to all rooms.

Beautifully presented and open plan kitchen/living/dining room spanning nearly 28 feet in length with carpeted floors in the living and dining area, ceramic tiled flooring in the kitchen area, and dual aspect windows creating a naturally light space.

The kitchen comprises a host of eye and base level fitted units, roll top work surfaces, a composite single bowl sink with a drainage board, a Hotpoint electric cooker with a four ring Baumatic electric hob, an integrated fridge/freezer and an integrated dishwasher.

Deceptively spacious and impressively proportioned bedroom, boasting fitted wardrobes and a large window to the front elevation injecting natural light.

Modern bathroom of a great size comprising ceramic tiled flooring and walls, under floor heating, a floating WC, a wash hand basin, walk in fitted shower and a seated bathtub with a door for easy access.

Utility room comprising vinyl flooring, the hot water tank, space for a fridge/freezer and washing machine, and offering ample storage space.

The property is of a leasehold tenure with approximately 114 years remaining on the lease. A combined monthly charge of £817.11 covering the service charge, a wellbeing charge, ground rent and insurance.

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.

Dedicated to senior living, the quality apartments offer emergency call services directly linked to staff on site who are available 24 hours a day. Tailored and discreet personal care and support is also available if required.

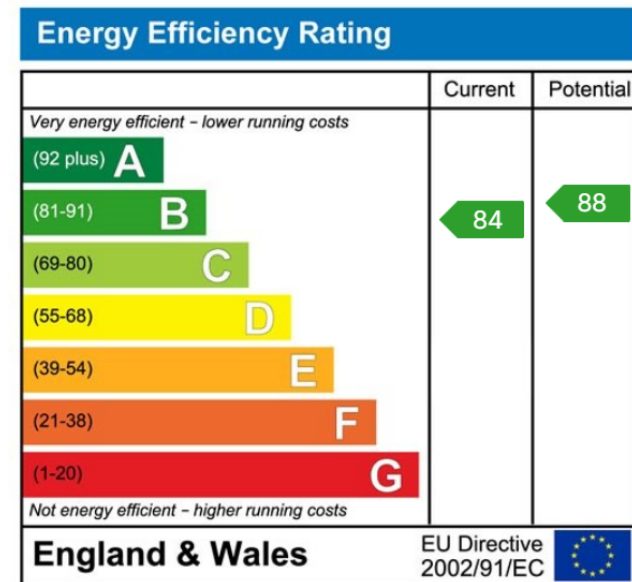
The property boasts fully landscaped and private communal gardens and views out over the local River Welland. There is outdoor seating ideal for those warm summer evenings and a path offers a relaxing walk around the grounds. There is a secure underground car park providing parking for 150 cars and access to the storage lockers which are available to rent from reception.







- Living/ Dining Area 19' 1" x 11' 1" (5.81m x 3.38m)
- Kitchen Area 9' 9" x 8' 9" (2.97m x 2.66m)
- Utility room 9' 9" x 5' 11" (2.97m x 1.80m)
- Bedroom 19' 1" x 10' 2" (5.81m x 3.10m)
- Bathroom 12' 6" max x 6' 7" max (3.81m x 2.01m)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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