



**HENDERSON
CONNELLAN**
ESTATE AGENTS

St. Marys Road, Market Harborough

2 2 2



Luxury Retirement Living!

Entrance through the solid timber front door leading into the amazingly spacious and welcoming entrance hall boasting high quality laminate flooring, access to the utility cupboard, ample under stair storage and stairs flow up to the first floor.

Open plan and immaculately presented kitchen/dining/living room comprising tiled flooring in the kitchen area, carpeted flooring in the dining/living area, LED ceiling spotlights and French doors open out to the fantastic garden terrace.

The kitchen comprises a host of eye and base level fitted units, granite work surfaces, an inset stainless steel one and a half bowl sink, a wealth of integrated appliances to include an electric double oven, a four ring electric hob, a microwave, a fridge/freezer and a dishwasher.

Second bedroom located on the ground floor benefitting from a large window injecting natural light and benefitting from being double in size.

Well-appointed bathroom comprising ceramic tiled flooring, a floating WC, a wash hand basin, a tile enclosed bath with a fitted shower over and a vanity cupboard recessed behind the mirror.

Stairs rise to the first floor landing offering ample space for a chest of drawers or a small desk, with access to the fantastic main bedroom situated at the very top of the complex.

Exceptionally large main bedroom, in excellent decorative order spanning the entire top floor with LED spotlights, a dual aspect boasting three Velux windows, two fitted storage cupboards, a host of wardrobes and access to the en suite shower room.

The luxury en suite features tiled flooring, full height wall tiling, a chrome heated towel rail and a three piece suite. The modern three piece suite includes a walk-in, double width shower, a wall hung, 'Villeroy & Boch' basin and a wall hung WC.

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.

From April 2025 there is a service and wellbeing charge of £991.30 per months and the annual ground rent of approximately £200pa.

The delightful garden terrace offers a fantastic outlook overlooking the beautifully landscaped communal gardens and elevated views of the town.

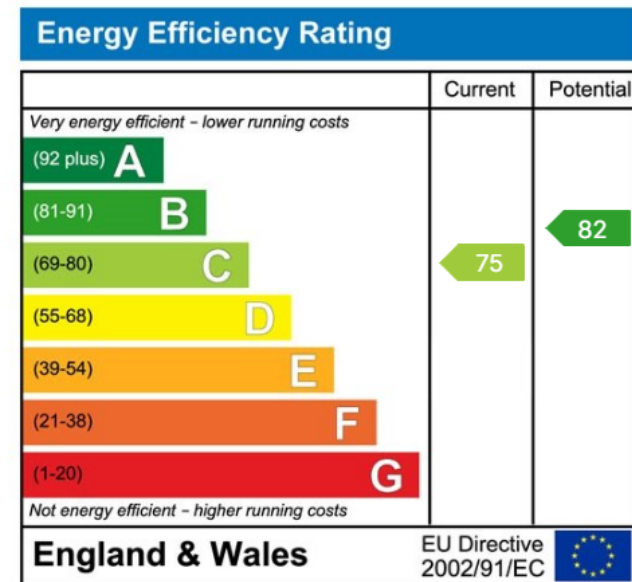
Boasting a south east facing aspect the terrace offers a perfect spot to enjoy a morning coffee, and features an artificial lawn with ample space for a garden table and chairs, private screening with hanging baskets and shrubbery and a step down leads to a timber decked area.

The development 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 Room 14' 10" max x 14' 0" max (4.52m x 4.26m)
- Kitchen 14' 1" max x 13' 7" max (4.29m x 4.14m)
- Garden Terrace 20' 1" x 9' 9" (6.12m x 2.97m)
- Balcony 12' 11" x 4' 8" (3.93m x 1.42m)
- Bathroom 8' 2" x 5' 7" (2.49m x 1.70m)
- Main Bedroom 23' 9" max x 19' 11" max (7.23m x 6.07m)
- En Suite 9' 1" x 5' 4" (2.77m x 1.62m)
- Bedroom Two 16' 1" max x 10' 1" max (4.90m x 3.07m)



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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.

