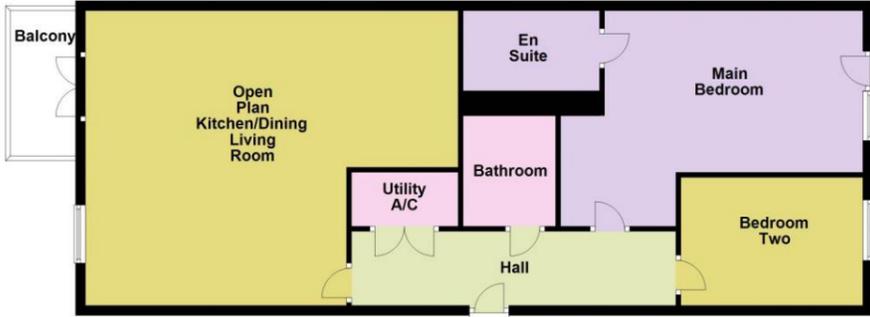




Measurements

Hall	21' 7" x 5' 6" (6.57m x 1.68m)
Open Plan Kitchen/Dining/Living Room	24' 10" x 19' 7" (7.56m x 5.96m) max
Utility	7' 6" x 3' 7" (2.28m x 1.09m)
Main Bedroom	18' 11" x 13' 11" (5.76m x 4.24m) max
En Suite	9' 1" x 5' 4" (2.77m x 1.62m)
Bedroom Two	12' 1" x 8' 6" (3.68m x 2.59m)
Bathroom	7' 4" x 6' 2" (2.23m x 1.88m)

Ground Floor



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“Luxury Retirement Living With A View!”



Avon House, Welland Place

St. Mary's Road,

Market Harborough,

LE16 7GD

£300,000



“Luxury Retirement Living With A View!”

With elevated views of the beautiful communal gardens and boasting a south facing balcony, this two bedroom first floor, luxury retirement apartment with access to a wealth of amenities will be exactly what you are looking for located in the highly sought after Retirement complex, Welland Place in the heart of Market Harborough.

Property Highlights

- Sought after location within a stone's throw of the train station and within very close walking distance of the town centre and local supermarkets. Apartment 10 is located on the first floor and benefits from access via a lift or stairs.
- The entrance hall is of a generous size with attractive laminate flooring and access to the cloak room/utility cupboard housing the hot water cylinder and plumbing for a washing machine.
- Open plan kitchen/dining/living room boasting excellent proportions overlooking the picturesque communal gardens with a south facing aspect. The naturally light space offers a fantastic entertaining space with LED spotlights, a full height window and french doors provide access out to the balcony.
- The kitchen comprises a range of eye and base level units, a roll top work surface, a stainless steel one and a half bowl sink with draining board, an integrated double oven and a four ring electric hob with its extractor hood over. There is also an integrated fridge/freezer and dishwasher.
- The well-proportioned living/dining area in excellent decorative order with ceiling spotlights, ample space for both a generous dining table and chairs and a living section.
- Impressive main bedroom with LED ceiling spot lights, ample space for a king sized bed, a Juliette balcony and an en-suite shower room.
- Modern en-suite shower room boasting attractive floor tiles with underfloor heating, ceramic wall tiles, a chrome heated towel rail, LED ceiling spot lights and a Villeroy & Boch white three piece suite including a wall to wall shower cubicle, a wall hung wash hand basin and a WC.
- The second bedroom is also double in size featuring LED ceiling spot lights and a neutral decor.
- Luxury bathroom comprising attractive floor tiles with underfloor heating, ceramic wall tiles, LED ceiling spot lights, a chrome heated towel rail and a white Villeroy & Boch three piece suite including a tile enclosed bath with a shower over, wall hung wash hand basin and a 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.
- A Service Charge of £596.32 and Well-being charge of £300.12 are paid monthly, and there is an optional monthly storage cage charge of £40.11 if you do require use of the storage cage located in the underground car park.

Outside

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 ample parking for the residents and access to the storage lockers which are available to rent from reception.