



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Sence House St. Marys Road,

1 1 1



‘Retirement Living at Its Finest’

Situated within the desirable Sence House at Welland Place, this fantastic one-bedroom apartment offers retirement living at its finest, boasting a modern interior throughout, access to a range of popular on-site facilities and within walking distance to the town centre, local shops and the train station!

Welland Place offers a host of facilities including a pool, lunchtime restaurant, coffee room/bar, gym, crafts room, a hair salon and 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 is leasehold tenure with 111 years remaining. There is a service charge of £833.38 per month and an annual ground rent of £181.68.

There is a ‘Wellbeing’ charge which can be tailored to a buyer needs which includes cleaning, laundry and on-site care.

Positioned on the first floor the property can be accessed via lift or staircase.

The apartment offers welcoming entrance hall featuring laminate effect flooring, a telephone intercom system and a generous storage/utility cupboard.

Well-presented open plan kitchen/dining/living room boasting a large window flooding the room with an abundance of natural light and a door to the Juliette balcony, LED ceiling spotlights and a neutral decor.

The kitchen comprises ceramic floor and wall tiling, eye and base level units, a roll top work-surface, a stainless-steel sink with a mixer tap and draining board, a single oven, an electric hob and an integrated microwave, dishwasher and fridge with a freezer compartment.

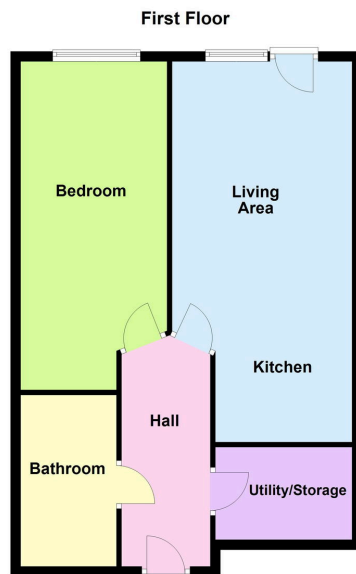
The main bedroom offers a generous size with a window to the front elevation, LED ceiling spotlights and ample space for a bed and wardrobes (current wardrobes available under separate negotiation).

Modern bathroom featuring ceramic tiled flooring with underfloor heating, attractive wall tiling, LED ceiling spotlights, a chrome heated towel rail, a built-in mirrored cabinet with a shaving point and a ‘Villeroy & Boch’ four-piece suite. The suite includes a bath with a shower attachment, a walk-in shower cubicle, a wall hung wash hand basin and a low-level WC.

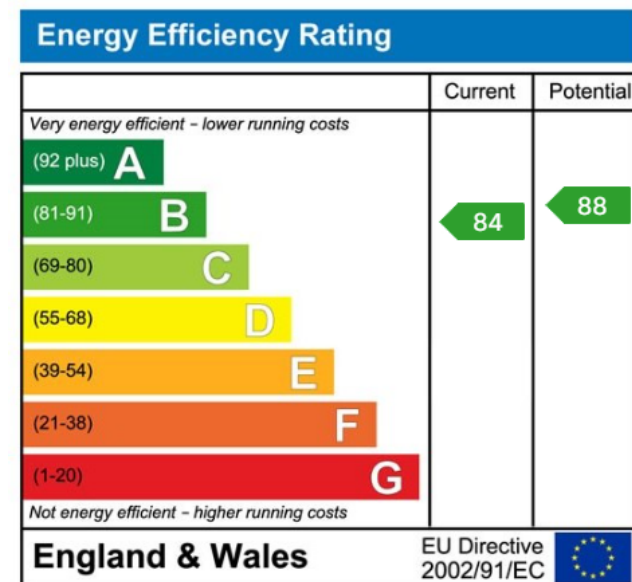
The storage/utility cupboard provides an excellent space storage space whilst benefitting from plumbing for a washing machine/tumble dryer. A laundry service is available at Welland Place at an additional cost should a buyer prefer to use this.

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.





- Entrance Hall - 5.08m x 1.78m (16'8" x 5'10") max
- Kitchen/Living Room - 8.25m x 3.63m (27'1" x 11'11")
- Bedroom - 6.93m x 2.74m (22'9" x 9'0") max
- Bathroom - 3.35m x 1.91m (11'0" x 6'3")
- Utility/Store - 2.74m x 1.85m (9'0" x 6'1")



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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.

