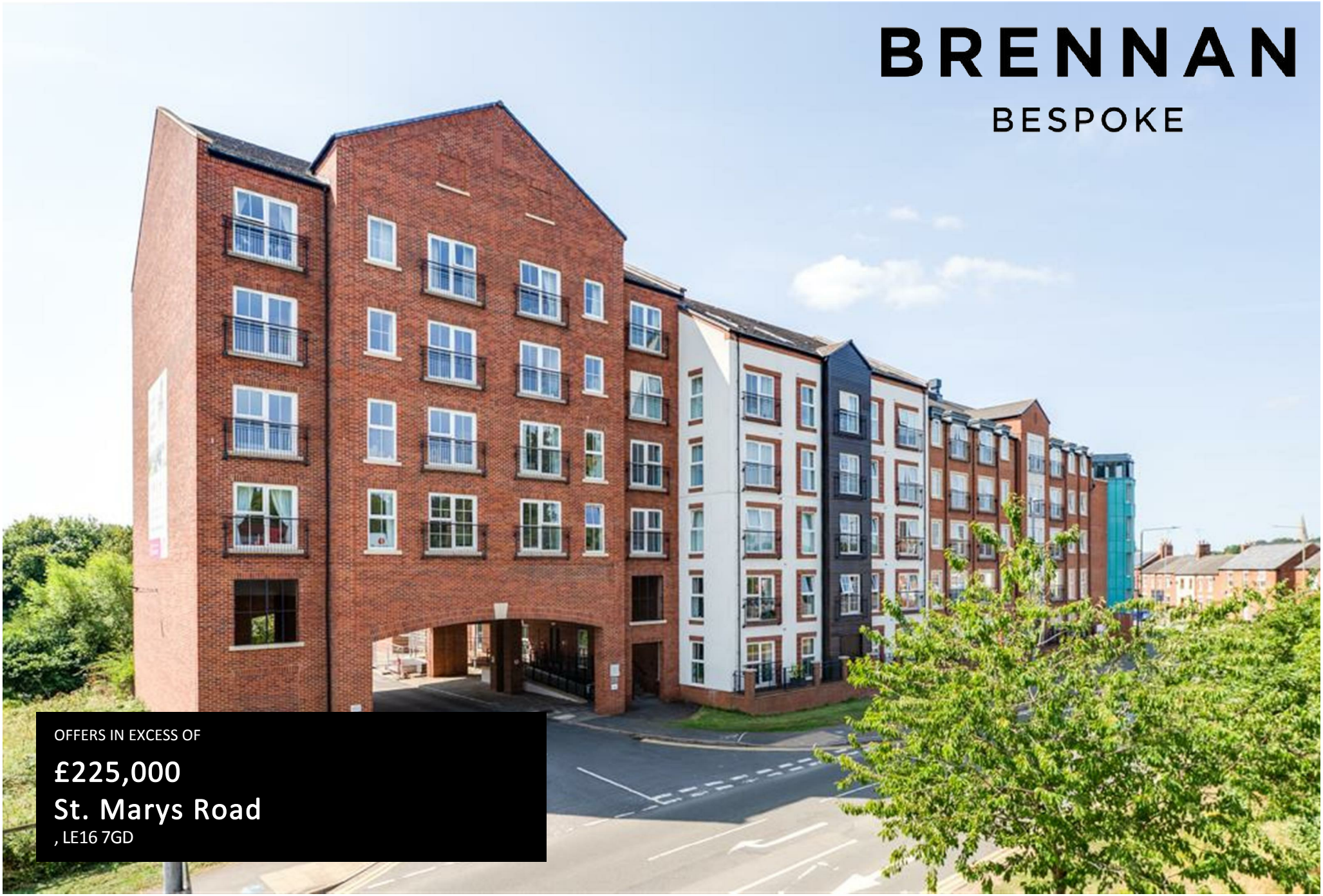


OFFERS IN EXCESS OF

£225,000

St. Marys Road

, LE16 7GD

PROPERTY SUMMARY

Welcome to a luxury two bedroom retirement apartment in the prestigious Welland Place development by MHA, offering a harmonious blend of independence, comfort and sophisticated living. This beautifully designed apartment combines modern luxury with thoughtful practicality. On arrival you are greeted by a welcoming entrance hall featuring generous storage and a built in utility cupboard, perfect for laundry and essential household items. The accommodation includes a bright and spacious open plan kitchen and living area, designed for both relaxation and entertaining. Large windows fill the room with natural light, and a Juliet balcony provides a charming spot to enjoy views over the landscaped communal gardens and beyond. There are two well sized double bedrooms, each offering peaceful outlooks over the well tended grounds. The principal bedroom features the added luxury of an en suite shower room, while the second bedroom is served by a contemporary family bathroom. Welland Place is not just a home, it is a community. Residents enjoy a wealth of on site amenities including a residents lounge, restaurant, bar, gym and swimming pool, hair and beauty salon, craft and snooker rooms, a library and more. The building offers 24 hour emergency call systems and a housing manager is on hand for peace of mind and support. Outdoor spaces are equally impressive, with beautifully landscaped gardens featuring seating areas and riverside pathways to enjoy the tranquil surroundings. Whether it is morning coffee with the Juliet balcony doors open or an afternoon stroll along the river, the development offers an exceptional lifestyle in a serene setting. Welland Place benefits from an excellent location just moments from Market Harboroughs vibrant town centre with its array of shops, cafés and restaurants. The train station offers direct links to London, Leicester and Nottingham, making it easy to stay connected with friends and family.

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2

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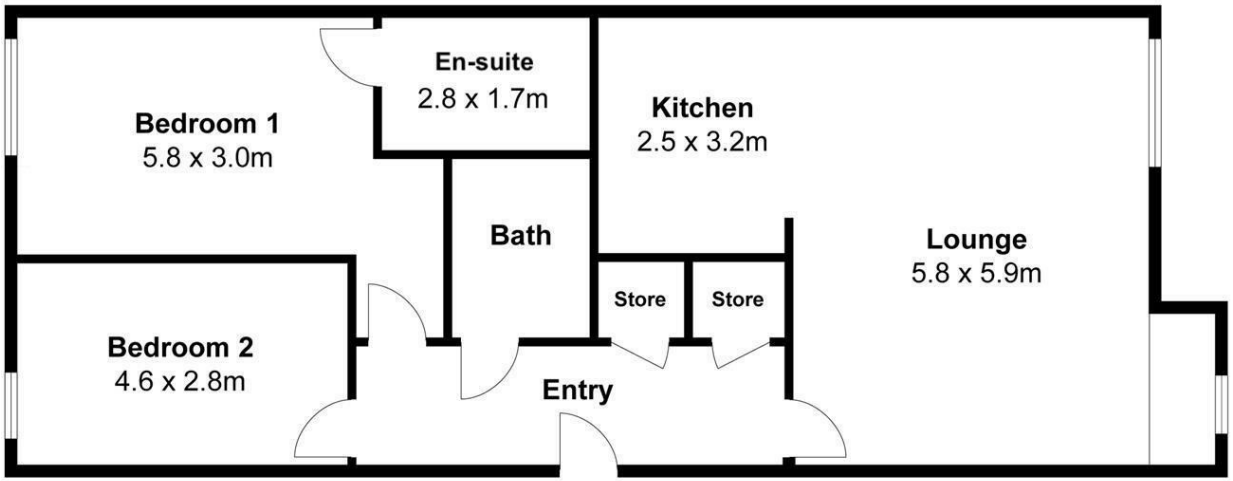












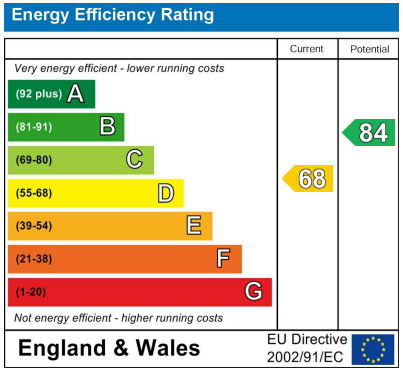
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LOCAL AUTHORITY
North Northamptonshire

TENURE
Leasehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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