



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Avon House, St Marys Road, Market Harborough

2 2 1



## "Retire With Views"

Positioned within the highly regarded Welland Place, directly opposite the train station and within walking distance of the town centre, this immaculately presented fifth floor retirement apartment offers over 1,000 sq. ft of thoughtfully designed accommodation. Enjoying views across River Welland and the surrounding countryside, the property combines generous proportions, abundant natural light and an exceptional lifestyle offering. Accessed via a lift and well-maintained communal hallway, entrance is granted through a solid timber front door into a welcoming and spacious entrance hall. Attractive LVT flooring flows through the hallway, a large storage cupboard provides space for coats and shoes, and a utility cupboard housing the hot water tank with plumbing for a washing machine.

The heart of the home is the impressive open-plan kitchen, dining and living area, flooded with natural light with two Juliet balconies that frame stunning elevated views. There is ample space for both relaxing seating and a full dining suite, making it ideal for entertaining family and friends.

The high-quality kitchen is finished to an excellent standard, featuring sleek high-gloss eye and base level units, square-edged work surfaces and a composite one-and-a-half bowl sink. Integrated appliances include a Neff electric double oven, induction hob with extractor hood, microwave, fridge/freezer and dishwasher.

The main bedroom is a generous double room benefitting from its own Juliet balcony overlooking the River Welland. A superb walk-in dressing room offers extensive fitted storage with hanging rails, drawers, shelving and LED spot lighting. The en suite shower room is beautifully appointed with tiled flooring and walls, a walk-in shower, vanity wash hand basin, low-level WC and chrome heated towel rail.

The second double bedroom is equally well presented, featuring a built-in wardrobe, fitted desk and a south-facing window, making it ideal for guests or as a hobby room or study.

Completing the accommodation is a modern family bathroom comprising ceramic tiled flooring and walls, a white three-piece suite including panelled bath with shower over, vanity wash hand basin, low-level WC and a chrome heated towel rail.

Residents of Welland Place enjoy a large range of facilities designed for active and sociable retirement living. These include a gym, spa, heated swimming pool, restaurant, residents' bar, cinema nights, library, craft room, workshop, snooker room, hair salon and private landscaped gardens with seating areas and riverside walks. A secure underground car park provides parking for approximately 150 vehicles, along with rentable storage lockers.

The development also benefits from 24-hour on-site staff, emergency call systems and optional tailored care services, offering complete peace of mind.

The previous service charges can be seen below, this is subject to your contract with MHA.

Service charge - £589.60 monthly Wellbeing - £343.80 monthly

Ground rent - £259.80 annual

**Open Plan Living/Dining Room** - 7.39m x 6.15m (24'3" x 20'2") max

**Main Bedroom** - 5m x 3.84m (16'5" x 12'7")

**En Suite** - 2.77m x 1.63m (9'1" x 5'4")

**Dressing Room** - 3.1m x 2.46m (10'2" x 8'1")

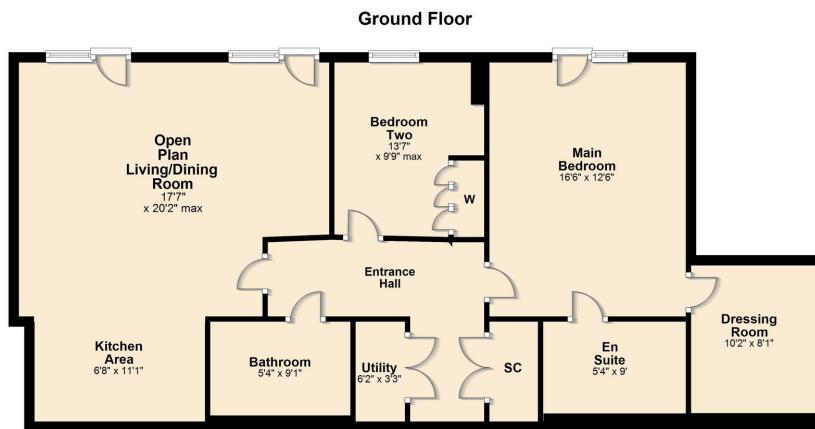
**Bedroom Two** - 4.14m x 2.59m (13'7" x 8'6") max

**Bathroom** - 2.77m x 1.63m (9'1" x 5'4")

**Utility** - 1.88m x 0.97m (6'2" x 3'2")



- Juliette Balcony
- Open Plan Living / Dining Room
- Two Bedrooms
- En Suite Shower Room
- Dressing Room
- Sociable Retirement Living



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

63 High Street, Market Harborough,  
Leicestershire, LE16 7AF

