



2 AVON HOUSE

WELLAND PLACE, ST. MARY'S ROAD, MARKET HARBOROUGH, LE16 7GD

GUIDE PRICE £199,950

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



A superb one bedroomed ground floor apartment forming part of an exclusive development for people aged 60 and over, offering independent living whilst being part of a vibrant and active community within the thriving town of Market Harborough.

Welland Place is located close to the railway station and is within easy reach of the excellent shopping facilities and other amenities close by. The apartment itself benefits from UPVC double glazing and electric heating, currently including a versatile hallway, living room open to fitted kitchen area, double bedroom with large store room and large shower room.

The development enjoys beautifully landscaped gardens and river views are complemented by a pool, spa and gym facilities as well as secure underground parking.



LOCATION

Ideally located at the rural southern edge of Leicestershire, Welland Place overlooks the banks of the River Welland, and is just a short riverside walk from the centre of historic Market Harborough. There are excellent shopping and supermarket facilities, bars, restaurants, a theatre and professional services. Market Harborough is surrounded by delightful open countryside with nearby beauty spots including Foxton Locks, Rutland Water and Eyebrook Reservoir. Welland Place is within easy walking distance of the railway station with regular services to London St Pancras with its new Eurostar link, and the nearby A6 provides access to the city of Leicester. The M1 is accessible at junction 20.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From Market Harborough town centre, proceed along St Mary's Road with Avon House within Welland place located on the right hand side just before the railway station.

RETIREMENT LIVING

Exclusively for people age 60 and over, Welland Place forms a vibrant community of like minded people who value their time and independence. The development's wide range of social and leisure facilities and activities offer plenty of opportunities to enjoy the company of others and pursue personal interests. The gardens are attractively landscaped offering seating areas within a patio environment and there is also a communal lounge and library for some quiet time. The stylish swimming pool, spa and well equipped gym offer excellent facilities.



SECURITY & INDEPENDENCE

At Welland Place you can enjoy the privacy and space of your own beautifully furnished apartment while being part of a vibrant and active community.

ACCOMMODATION IN DETAIL

With the benefit of UPVC double glazing and electric heating.

COMMUNAL ENTRANCE

Approached via an impressive entrance foyer with hallway providing access to the individual apartments.

ENTRANCE HALL 8'2 x 6'1 plus 4'9 x 10'6 (2.49m x 1.85m plus 1.45m x 3.20m)

With access from the communal hallway, two ceiling light points, electric panel heater and telephone intercom system.

OPEN PLAN LIVING ROOM/FITTED KITCHEN 20'8 x 11'11 (6.30m x 3.63m)

With two UPVC double glazed windows to side, single door and window and UPVC double glazed doors opening inwards from the front Juliette balcony, ceiling spotlights, two electric panel heaters and kitchen area comprising high quality units to base and eye levels, work top surface, single bowl drainer sink with mixer taps, integrated microwave oven, two ring electric hob with extractor hood over, built-in fridge/freezer, part tiled flooring and extractor fan.

BEDROOM 15'5 x 9'6 (4.70m x 2.90m)

With UPVC double glazed window to front, two ceiling spotlights, electric panel heater, TV aerial socket and double doors directly through to the living room.

STORE/LAUNDRY ROOM 6'10 x 6'3 (2.08m x 1.91m)

With ceiling light point, storage space, electric switch board and hot water cylinder.

SHOWER ROOM 9'3 x 5'4 (2.82m x 1.63m)

With ceiling spotlights, low level flush wc, wash basin, shower within walk-in double cubicle, extractor fan, heated towel rail, tiled flooring with under floor heating.

OUTSIDE

Communal gardens comprise of paved sun terrace, brick retaining wall with flower and shrub borders together with lawned grounds and further patio areas all of which are communal, and additionally there is secure underground parking.



TENURE

The property is leasehold with 99 years remaining on the lease. The current annual ground rent is believed to be £116 and the current annual service charge is believed to be £3052.40. Buildings insurance is believed to be included. Information provided by the current vendors.

FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E.

COUNCIL TAX

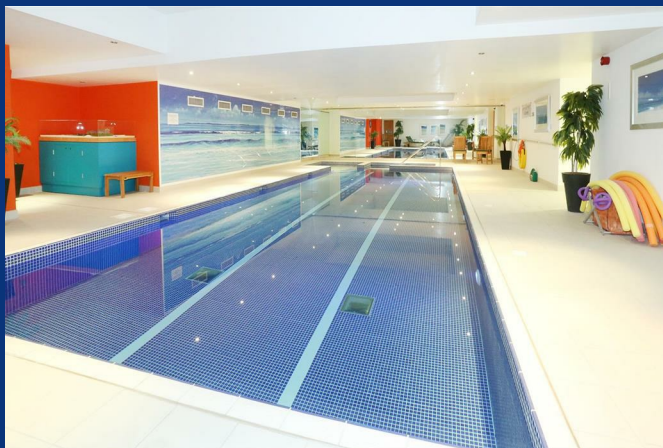
Council Tax Band B. For further information contact Harborough District Council 01858 828282

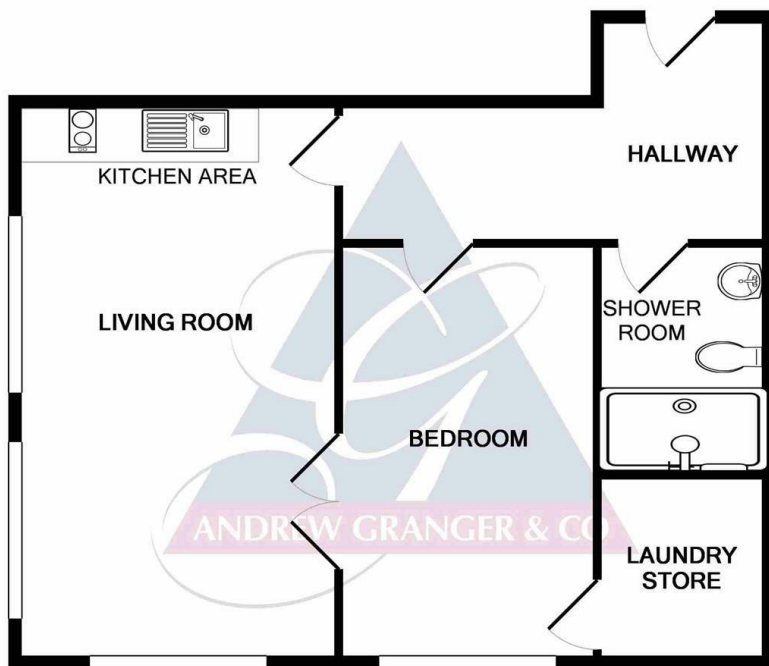
STAMP DUTY

Note To Buyer: Stamp Duty Land Tax Rate Up to £125,000: Zero. The next £125,000 (the portion from £125,001 to £250,000): 2%. The next £675,000 (the portion from £250,001 to £925,000): 5%. The next £575,000 (the portion from £925,001 to £1.5 million): 10%. The remaining amount (the portion above £1.5 million): 12%. A further 3% will be payable on the whole amount if this is an additional property to one that you already own. For properties costing up to £500,000, first time buyers will pay no stamp duty on the first £300,000.

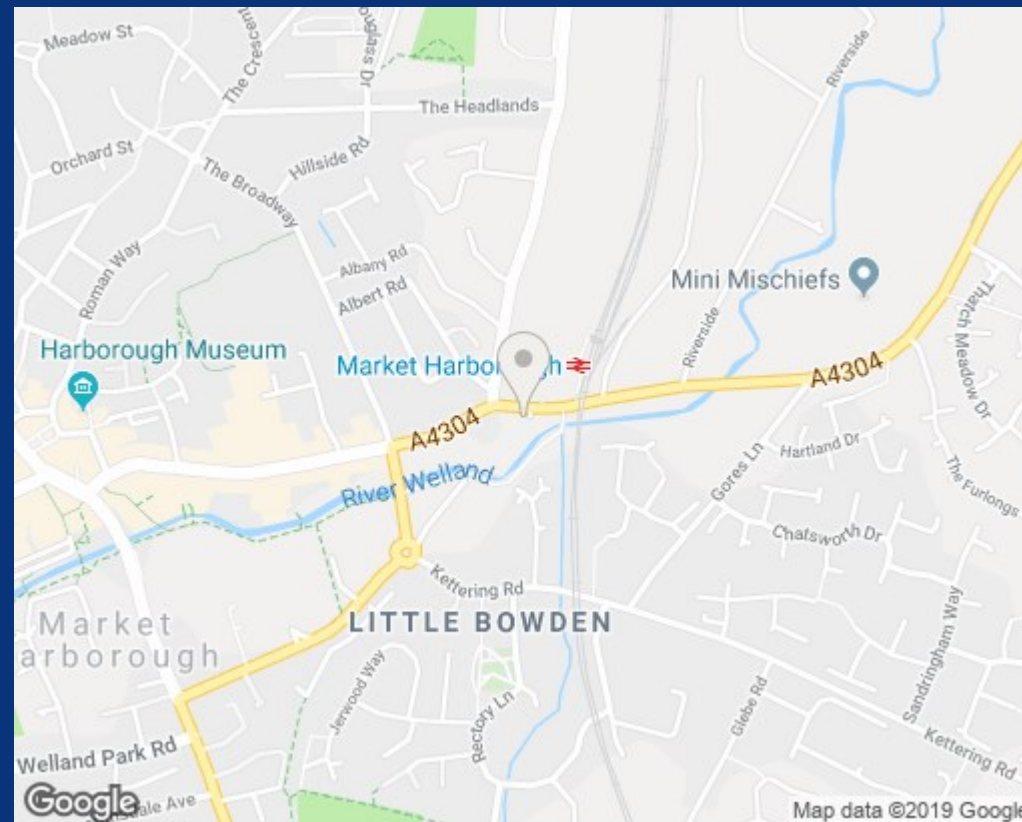
MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.





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RICS



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