

Welland Place – Sales Particulars

Apartment 12 Sence House | £225,500



Property Information

Address	WELLAND PLACE St Marys Road, Market Harborough, LE16 7GD
Price	£225,500 (other weekly and deferred charges apply)
Tenure	Leasehold
Bedrooms	1
Floor	Second
View	Road
Overall Size	823 square feet
Features & Appliances	Lounge/Diner/Kitchen (High quality and fully fitted) Fitted wardrobe & matching cupboards Bathroom with bath & walk in shower 24hr emergency alarm system linked to our on-site team Double glazed and fully carpeted Facility for satellite TV Electric central heating with low surface temperature radiators Fire protection with smoke detectors Lift & wheelchair access
Lease	The lease offered is a Non-Guaranteed Buy Back Lease with the remaining years left from the 125 year term granted on 29th September 2011.

MHA Head Office: Epworth House, Stuart Street, Derby, DE1 2EQ.

MHA Head Office Phone: 01332 296200 | **MHA Email:** enquiries@mha.org.uk | **MHA Website:** www.mha.org.uk

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Scheme Information

Description & Location Welland Place is a purpose-built development of 103 apartments especially designed to make life comfortable for people in later life, with 24-hour support. The scheme overlooks the banks of the River Welland and is within half a mile from the town centre.

Facilities & Features Residents lounge; En-suite guest room; Restaurant and bar; Swimming pool and spa; Hair and beauty salon; Gym; Library; Landscaped gardens; Art and craft room; Snooker room; Car park; Buggy store



Charges & Services

Charges Service Charge: £76.56 per week
Wellbeing: £59.80 per week
Ground rent: £166.95 per annum
Council Tax: £1,439.82 per annum (Band B)

Wellbeing Service A wellbeing service is available, which includes 24-hour support, help in any emergency as well as the organisation of an activity and events programme.

Additional Services Additional services can be purchased to suit individuals, offering personal and domestic support. Please see the Key Facts Document(s) for information.

Disclaimer: The illustrations used within these particulars are representative only and are provided to give potential buyers an overall impression. No part of these particulars should be relied upon, when entering into a contract to purchase. Furniture is excluded from all apartments. Photography is representative only. These particulars should be read in conjunction with the Energy Performance Certificate and the Key Facts Document(s)

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