Welland Place – Sales Particulars

Apartment 4 Avon House | £159,950





Property Information

Address	WELLAND PLACE St Marys Road, Market Harborough, LE16 7GD
Price	£159,950 (other weekly and deferred charges apply)
Tenure	Leasehold
Bedrooms	1 (Studio)
Floor	Ground
View	Partial River View
Overall Size	438 square feet
Features & Appliances	Lounge/Diner/Kitchen (High quality and fully fitted) Bathroom with 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.

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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: £60.92 per week Wellbeing: £59.80 per week Ground rent: £111.30 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 contact 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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