

# Welland Place

## Market Harborough

Apartment 42 Avon House, St Mary's Road,  
Leicestershire, LE16 7GF

# £328,000

## Leasehold

### Retirement Living

Independent Living  
with total peace of  
mind

This superbly appointed fourth floor, 2 bedroom apartment offers a rare opportunity to purchase an exceptional property for the over 60's. This apartment has 24-hour support and care as needed.

Welland Place is a purpose-built development of 103 apartments especially designed to make life comfortable for people in later life. Lifts and wheelchair access are provided throughout.



#### Location

- Welland Place is a purpose-built development of modern apartments on St Mary's Road in Market Harborough. It overlooks the banks of the River Welland and within half a mile from the town centre.

#### The Development offers

- The privacy and pleasure of your own home within a friendly community
- 24-hour specialist care and support
- The latest safety and security features
- A social programme of activities and events for your enjoyment

#### Shared communal facilities include:

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

#### Find out more

For further information or to make an appointment

Contact **0800 328 1656**

or email **[sales@mha.org.uk](mailto:sales@mha.org.uk)**

## Accommodation

- Lounge/ Kitchen/Diner
- Master Bedroom
- En-suite shower room
- Second Bedroom
- Bathroom

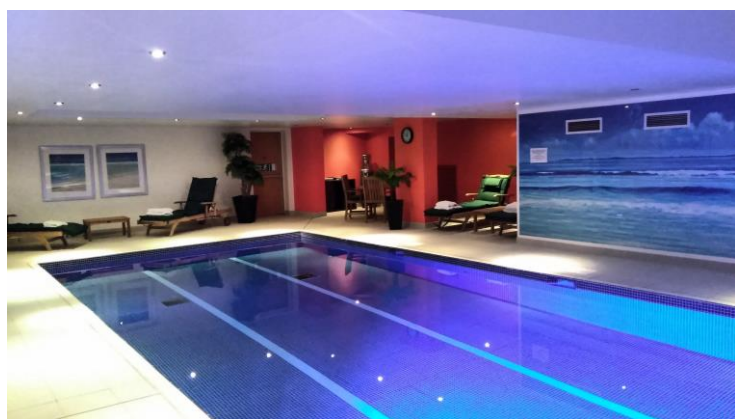
## Apartments

This light and spacious accommodation comprises:

- 24hr emergency alarm system linked to our on-site team
- High quality fully fitted kitchen
- Double glazed and fully carpeted
- Facility for satellite TV
- Electric central heating with low surface temperature radiators
- Fire protection with smoke detectors
- Lift access
- Wheelchair access

## Quality support for later living

Wellbeing service includes 24-hour staffing support on site, help in any emergency as well as the organisation of an activity and events programme.



## Charges 2019/20 (Reviewed annually on 31 March)

Service charge	£88.85 per week
Wellbeing charge	£57.89 per week
Ground rent	£222.60 per annum

Additional services can be purchased to suit individuals offering personal and domestic support.

Council Tax (Year 2019/2020):  
Band D - £1,787.48 per annum

Additional documents to be read in conjunction with these particulars:

- Energy Performance Certificate
- Key Facts

## Disclaimer

The illustrations used within this brochure are representative only and are provided to give potential buyers an overall impression. No part of this brochure should be relied upon, when entering into a contact to purchase. Furniture is excluded from all apartments. Photography is representative only.

## Find out more

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