

# Welland Place

## Apartment 28 Avon House

St Marys Road, Market Harborough,  
LE16 7GH

### Retirement Living

# £314,950\*

\* Other weekly charges and deferred fees apply

### Leasehold

Independent Living with total peace  
of mind

### Scheme and Apartment Information

This superbly appointed third floor, two bedroom apartment – with a balcony that overlooks the garden – offers a rare opportunity to purchase an exceptional property for the over 60's, within a supported environment. The apartment has an overall size of 1013 sq feet.

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. Lifts and wheelchair access are provided throughout.

Welland Place overlooks the banks of the River Welland and is 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 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 and 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 us by:

Telephone: **0800 328 1656**

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

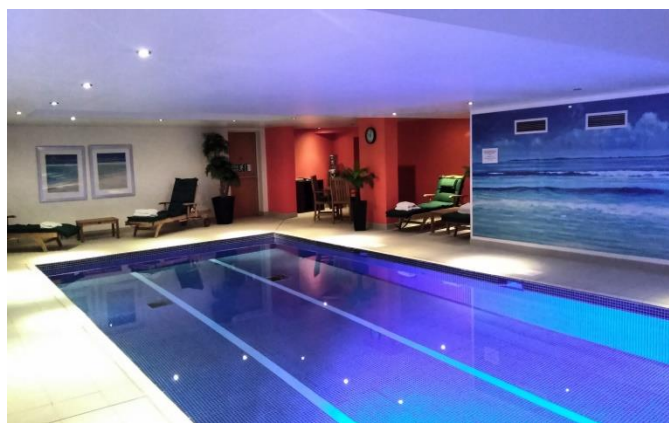
## Accommodation

- Lounge/ Kitchen/Diner
- Master bedroom
- Ensuite shower room
- Bathroom with bath & a level access shower
- Second bedroom

## 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

The wellbeing service includes 24-hour support, help in any emergency as well as the organisation of an activity and events programme.

## Charges (2020/2021)

Service Charge: £92.20 per week

Wellbeing: £59.80 per week

Ground rent: £222.60 per annum

## Council Tax (2020/2021)

Band D: £1,851.20 per annum

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

## Additional documents to be read in conjunction with these particulars:

- Energy Performance Certificate
- Key Facts Document



## 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.



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