



Live life in **full bloom**

Retirement apartments for sale, rent or shared ownership

Make yourself at home

Welland Place

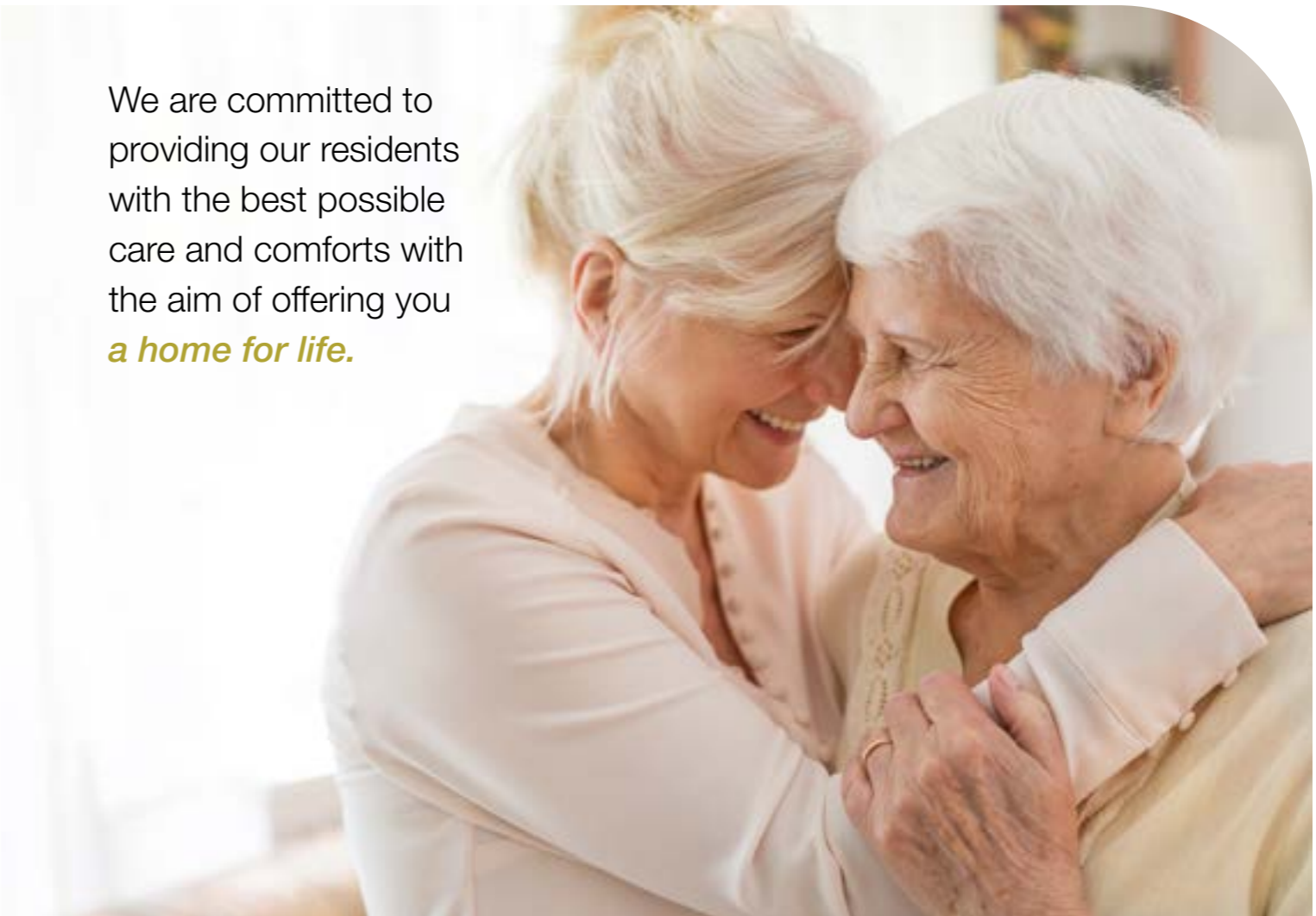
Call our friendly team on 01858 581 420



Exceptional retirement living at Welland Place



We are committed to providing our residents with the best possible care and comforts with the aim of offering you *a home for life.*



A place to belong, thrive and enjoy - **Live later life well**

Retirement living is all about spending your retirement on things that matter the most to you. At Welland Place, we believe that we have real heart and soul, where we put our community first.

Feel the benefits of living in a luxury, state of the art, self-contained environment within easy reach of the historic market town of Market Harborough, voted the best place to live in Leicestershire for the second year by Harborough Mail.

Our luxury development consists of one or two bedroom apartments, featuring spacious living areas, fully fitted kitchens, generously sized bedrooms, and shower rooms. Selected apartments include stunning balconies with views of private landscaped gardens, perfect for enjoying the stunning scenery all year round with family and friends.

Feel the benefits of worry free living with no external house maintenance or gardening, built-in security and lifestyle features that help make day-to-day life easier. All with added peace of mind that support is on hand 24 hours a day, 7-days a week; while maintaining your independence within your own home.

It's not just a new home; **it's a new lifestyle**

There is something for everyone at Welland Place. You can be as active or as relaxed as you wish. We have an arts and crafts studio where you can find a variety of equipment, from paints to tapestries. There is also a fully stocked workshop where you can tinker away or learn new DIY skills from other residents. Or you could choose to relax in the library, where we have a wide selection of books to read, or enjoy a complimentary tea/coffee in the residents lounge.

We also have a dedicated MHA chaplaincy service, inspired by our Methodist roots. We place immense importance on nurturing the mind, body and spirit of those we care for, their families and our colleagues, of all faiths and none. Our chaplain provides one-to-one support, a sense of comfort and a listening ear to everyone who wants it.

We even have our own ECO Group in order to be proactive in the reduction of the carbon footprint, of residents as individuals and of the scheme as a whole.



Luxury facilities

Not just a new home; it's a new lifestyle

Welland Place boasts extensive facilities, both indoors and outdoors, for the enjoyment of all our residents and their friends and families.

Retirement living is all about having the time to pursue and enjoy the things that you might not have previously. At the heart of our community, we have a chef-run restaurant with table service, serving delicious, freshly prepared meals daily. The restaurant is located next to the resident bar and lounge, where you can socialise with friends and family.



You can also keep active in our indoor swimming pool. Many of our residents enjoy keeping fit. There is a gymnasium with cycling, rowing machines and resistance training apparatus. Exercising has so many benefits whatever your age or ability, and can help to improve your strength, flexibility, and balance.

Welland Place Facilities

- Indoor swimming pool & jacuzzi
- Restaurant with head chef and table service
- Guest rooms for friends and family
- Gymnasium
- Snooker room
- Hair and beauty salon
- Resident bar
- Resident lounge
- Arts & crafts room
- Landscaped gardens
- Underground car park



Our properties

Designed with you in mind

We have a choice of one and two bedroom apartments featuring light and spacious living areas, fully fitted kitchens, generously sized bedrooms and easy access shower rooms, with garden views and balconies on selected properties.



Rare opportunity to purchase

Large two bedroom apartment

50 Avon House - £309,950*

Viewing is essential to fully appreciate this rarely available apartment, in excellent condition throughout.

- Situated on the fifth floor
- Open plan kitchen/dining room/sitting room
- En suite shower room and separate bathroom
- Excellent views over Market Harborough
- Lift access

Apartments available for rent
From only **£210.00**** per week

Book a viewing

See for yourself why so many of our residents wish they'd made the move sooner. We invite you to come along and experience the facilities, apartments and lifestyle on offer at Welland Place.

Call our team on
01858 581 420

*Other weekly and deferred charges apply. **Other weekly charges apply.

Don't take our word for it Here is what our residents think

Our residents are the heart and soul of Welland Place and are what make our community so special, making them the best people to talk about what life here is really like.



Hasmig Jones
Welland Place Resident

“ I moved to Welland Place in June 2015, after deciding I wanted to live closer to my son. I visited some other places to compare them before making a decision, but Welland Place had more light and space than the others. It also has a swimming pool, which won me over as I love to swim! Welland Place is so friendly, and you get the best of both worlds whilst you're here. If you want company, you can come down and join in, but you can choose to stay at home if you prefer. I enjoy the community feel here and have made many friends with people in similar positions.”



Terry Denton
Welland Place Resident

“ My decision to move to Welland Place came after an amputation; I was unable to go back to my home as it was small and not wheelchair-friendly. Living at Welland Place has enabled me to get my independence back. All areas are accessible and I enjoy being independent but also getting care and support from the staff when I need it. I use the purchased care service, which is excellent. It's reassuring to know that staff are here to help 24/7. Welland Place is a nice and relaxed place to live, with friendly residents and staff.”



Kay Ives
Welland Place Resident

“ I moved into Welland Place in 2022. I was initially drawn to the range of facilities, including the lounge and the garden. I could have moved to a 'normal' apartment, but I am so pleased that I chose Welland Place as I would have been lonely. I love being part of the community here!

My Grandson was the one to introduce me to Welland Place. He knew I was fond of Market Harborough. I have made lots of new friends, it's like a little family, with a really strong sense of community between both residents and staff.”

Meet our team Supporting you through retirement

The health and wellbeing of our residents is at the heart of every MHA community. Just as everyone is different, so is the level of care and support you might require. With this in mind, we offer extra support, if and when it's needed. We are on hand 24 hours a day, 365 days a year and can offer individual care packages† provided by a qualified and reliable team right on your doorstep. We also offer domestic assistance for an additional charge.

One of the main benefits to moving into one of our apartments is that we have designed everything to help you carry on living independently.



Emergency response



Bespoke care packages



Wellbeing programme



Domestic help

†Depending on availability

A team you can trust

We're proud to have a long-standing team that are dedicated to helping our residents live life to the full.



Sam Linscott
Housing and Care Manager

“I've been with MHA for 12 years and, for 6 of those, I've been here at Welland Place. It's a lovely place to work as it's a friendly community of both staff and residents”.



Tess Nival
Care and Support Worker

“I have worked at Welland Place just over 5 years and enjoy it very much. It is such a good atmosphere with really nice people. It isn't like having a job; more like being part of a community and having friendships.”



Gerlie Perez
Care and Support Worker

“I have worked at Welland Place for just over 9 years. I enjoy everything about it but especially being able to help the residents continue to live in their own homes with our care and support.”

Buying and renting options Making your move nice and easy

Here at MHA, we want to make sure that moving is as effortless as possible. At Welland Place, you have the option to buy, rent, share ownership or even rent before you buy, ensuring that you have a range of options available when making your decision.



New home, new adventures, new memories

Renting

Rental options are available on selected properties and provide you with an affordable way to enjoy all the luxury facilities we have to offer. You'll still have peace of mind knowing help is always on hand and you can enjoy the lifestyle that comes with living in one of our properties; without the long term commitment.

Benefits of renting your retirement home:

- Renting offers you freedom and flexibility
- You can try something new; without the financial commitment
- You'll have the freedom to move in sooner with a lot less stress
- You don't have the worry of maintaining your own home.

Shared ownership

A simple, flexible way to own your own apartment but release your capital. With our Shared Ownership option available on selected properties, you will purchase from 50% of the property and rent on the remaining share. You will have the same rights and responsibilities as if you'd purchased the whole property. This way, you can move into your property without using all your capital.



Rent Before You Buy Scheme

Gives you the option to move into your property whilst still selling your current home. We know that once you've made the decision to move, it can be frustrating to wait until your property and all the legal paperwork has been sorted. This way, we take the added stress and worry away by allowing you to rent your property whilst you sell your home.

Try Before You Buy

Experience what life could be like at Welland Place with our 'Try Before You Buy' opportunity. If you're wondering what retirement life could be like here, then the best way to find out is to **come and enjoy a complimentary stay.**

Easy Move

We want to put your mind at rest and ensure that when you move into your new place it's as easy as can be. That's why our Easy Move service will take care of all the heavy lifting and carrying during your move. Our team will also help you declutter and pack up all your possessions before carefully unpacking them in your new home. We even help you hang any heavy mirrors or paintings.

“

Welland Place is a lovely complex with lots of shared facilities. I particularly enjoy chatting in the lounge with friends.”

Kay Ives
(MHA Resident)

Discover Market Harborough

“Best place to live 2022”*

Voted the best place to live in Leicester and Rutland for the second year running in 2022*, Market Harborough is a charming market town full of history, culture, independent shops and quaint eateries. You’d be hard pushed to find a better place to retire.



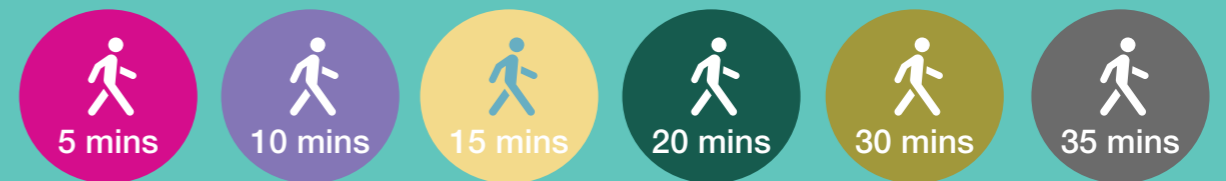
It’s a perfect blend of country living but with all the amenities you’d expect in a lively town. Visitors can enjoy boutique shopping and breathtaking architecture, along with the historic buildings and the River Welland running through the centre. Granted market status in 1204, the rural and vibrant town still draws in lots of shoppers.

Things to do...

- Harborough Museum
- Desborough Heritage Centre
- Harrington Aviation Museum
- Rotherwell Arts & Heritage Centre
- Rockingham Castle
- And many, many more....



Amenities and attractions within walking distance of Welland Place



Places to visit that are a short drive away...



*Market Harborough Newspaper. Published Friday, 11th March 2022.

Activities

Make the most of retirement

Not only will you benefit from a vibrant and friendly community but you will find there is always something going on you can join in with. It's not just about bricks and mortar – it's about feeling you're part of something too.



At Welland Place, we have a whole host of activities you can enjoy daily or weekly. Here are just a few clubs you can pick from:

- Quiz nights
- Bingo
- Knit & natter
- Film night
- Bridge
- Snooker
- Sewing
- Scrabble
- Poetry
- Bookworms
- Classical music
- Yoga

If you're keen on being active, then you can enjoy full use of our swimming, jacuzzi or fully-equipped gymnasium. We also have regular day trips arranged for various locations.

Live later life well.

Call us to find out more on 01858 581 420



Welland Place
St Mary's Road, Market Harborough,
Leicestershire LE16 7GF.
mha.org.uk/WellandPlace

