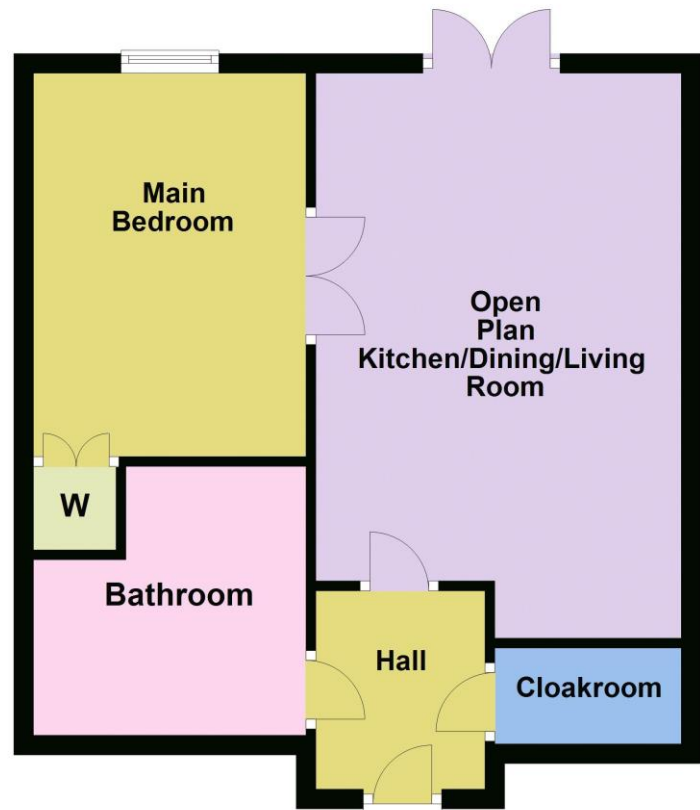




Ground Floor



Measurements

Open Plan Kitchen/Dining/Living Room	18' 11" x 12' 3" (5.76m x 3.73m)
Main Bedroom	12' 10" x 9' 2" (3.91m x 2.79m)
Bathroom	9' 2" x 9' 0" (2.79m x 2.74m)



63 High Street,  
Market Harborough,  
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“Luxury Retirement Living!”





## “Luxury Retirement Living!”

Located in Welland Place in the heart of Market Harborough, this one bedroom ground floor, luxury retirement apartment with access to a wealth of amenities will be exactly what you are looking for with its immaculate interior, desirable position and fantastic facilities!

### Property Highlights

- Sought after location within a stone’s throw of the train station and within very close walking distance of the town centre and local supermarkets.
- The property is located on the ground floor with a lift providing access to the underground car park and the complexes amenities. The residents lounge, bar and restraint are all located on the ground floor and the communal gardens are within a stone’s throw of Apartment 5.
- Entrance hall benefiting from attractive laminate flooring, access to the bathroom/wet room and the useful cloakrooms cupboard.
- Oversized cloakroom cupboard housing the boiler and boasting fantastic storage for coats, shoes or as an airing cupboard/laundry room. Open plan kitchen/dining/living room finished to a high standard and in excellent decorative order with LED spotlights, a neutral finish and French doors lead out to a balcony.
- The open plan living/dining area benefits from immaculate carpeting and ample space for both a dining table, chairs and a living space.
- Modern kitchen comprising a range of high gloss eye and base level units, a roll top work surface, tiled splashbacks and a stainless steel sink with draining board. There is also an integrated fridge, microwave and a two ring ceramic hob.
- Well-presented main bedroom with double doors from the living area offering a private setting with access to the fitted wardrobe and a feature window injecting an abundance of natural light.
- Generously sized bathroom benefiting from being larger than you would expect boasting tiled flooring with under floor heating, tiled walls to dado height, a chrome heated towel rail and a four piece suite. The four piece suite incorporates a tiled enclosed bath, a fully tiled, oversized walk in shower, a low level WC and a ‘Villeroy & Boch’ wash hand basin.
- With a gym, spa, swimming pool and private landscaped gardens, Welland Place offers everything you could want for an active and fulfilled retired life. Residents enjoy the benefits of a restaurant and bar, sitting room and snooker room, along with a library, hair salon, laundry room and craft room. Dedicated to senior living, and available to the over 60’s, the quality apartments offer emergency call services directly linked to staff on site who are available 24 hours a day. Tailored and discreet personal care and support is also available if required. Service and Well-being charge is approximately £570per month and the ground rent is approximately £116 per annum.



Avon House  
St. Marys Road,  
Market Harborough,  
LE16 7GD  
£125,000



### Outside

The property boasts fully landscaped and private communal gardens and a sought after ground floor position. There is outdoor seating ideal for those warm summer evenings and a path offers a relaxing walk around the grounds. There is a secure underground car park providing a parking space to the property, visitor parking and access to the storage lockers which are available to rent from reception.