



Welland Place, St. Marys Road, Market Harborough, LE16 7GH



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

A third floor one bedrooomed apartment of approximately 645 square feet, located in this ever-popular development within the Welland Quarter with a balcony offering views towards the River Welland and enjoying access to a heated swimming pool, gymnasium, residents lounge and communal gardens. No UPWARD CHAIN.





Key Features

- Third Floor One Bedroomed Apartment
- Generous Proportions
- High Quality Fixtures & Fittings
- Communal Gardens
- Easy Access to Train Station & Town Centre
- Two Guest Suites for Visitors

Price Guide
£125,000

LOCATION

Ideally located at the rural southern edge of Leicestershire, Welland Place overlooks the banks of the River Welland, and is just a short riverside walk from the centre of historic Market Harborough. There are excellent shopping and supermarket facilities, bars, restaurants, a theatre and professional services. Market Harborough is surrounded by delightful open countryside with nearby beauty spots including Foxton Locks, Rutland Water and Eyebrook Reservoir. Welland Place is within easy walking distance of the railway station with regular services to London St Pancras with its new Eurostar link, and the nearby A6 provides access to the city of Leicester. The M1 is accessible at junction 20.

Situated in the popular Welland Place development in Sence House is a third floor one bedroomed apartment which offers a great opportunity to retire in style with high quality fixtures and fittings, generous proportions and views over the gardens and beyond.

The complex offers a fantastic location to retire in the town centre with easy access to the train station, and local amenities being just a stone's throw away. There are excellent communal areas with well kept hallways, lift and two guest suites for visitors, manager on hand and communal areas.

ACCOMMODATION IN DETAIL

ENTRANCE HALLWAY

Electric heater, airing cupboard housing the water tank with storage space.

CLOAKROOM

Comprising of wc, wash hand basin and tiled floor.

L SHAPED LIVING DINING KITCHEN AREA

22'0" x 18'0" reducing to 11'0" (6.71 x 5.490.00 reducing to 3.35)

An L shaped room with living kitchen area.

The kitchen area has an electric oven with hob and hood above, sink with drainer, integrated fridge and dishwasher.

The lounge area has two electric wall heaters, window to rear elevation and access to the balcony.

BEDROOM

16'0" x 10'11" (4.88 x 3.33)

Wall heater and window to rear elevation.

EN-SUITE BATHROOM

9'0" x 5'0" (2.74 x 1.52)

Comprising of wc, wash hand basin, shower and extractor fan.

OUTSIDE

Beautifully landscaped communal garden with paved sitting areas, well stocked flower and shrub borders, lawned area.





SECURE UNDERGROUND PARKING

Approached via a fob controlled barrier and shutter.

FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B.

COUNCIL TAX

Council Tax Band B. For further information contact Harborough District Council 01858 828282

LEASEHOLD INFORMATION

SERVICE CHARGE £394 pcm This covers cleaning and maintenance, external window cleaning, water and sewage, buildings insurance and estate management. It includes the costs for heating, lighting and water in communal areas ONLY.

WELL BEING CHARGE of £300.12 pcm per apartment.

CONTINGENCY FUND which is payable on sale or transfer of ownership. The fund covers spending for the repair or renewal of communal areas, roof, lifts etc.... The contribution is 1% of the open market value at the point of sale/transfer, for each year or part year of ownership.

LEASE TERM - 125 YEARS FROM 2011

GROUND RENT is determined by the size of the property and starts approx £116 per annum.

MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.

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STAMP DUTY

Normal Rate

Up to £250,000 - 0%

£250,001 to £925,000 - 5%

£925,001 to £1.5 million – 10%

Over £1.5 million – 12%

First Time Buyers

UP to £425,000 – 0%

£425,001 to £625,000 – 5%

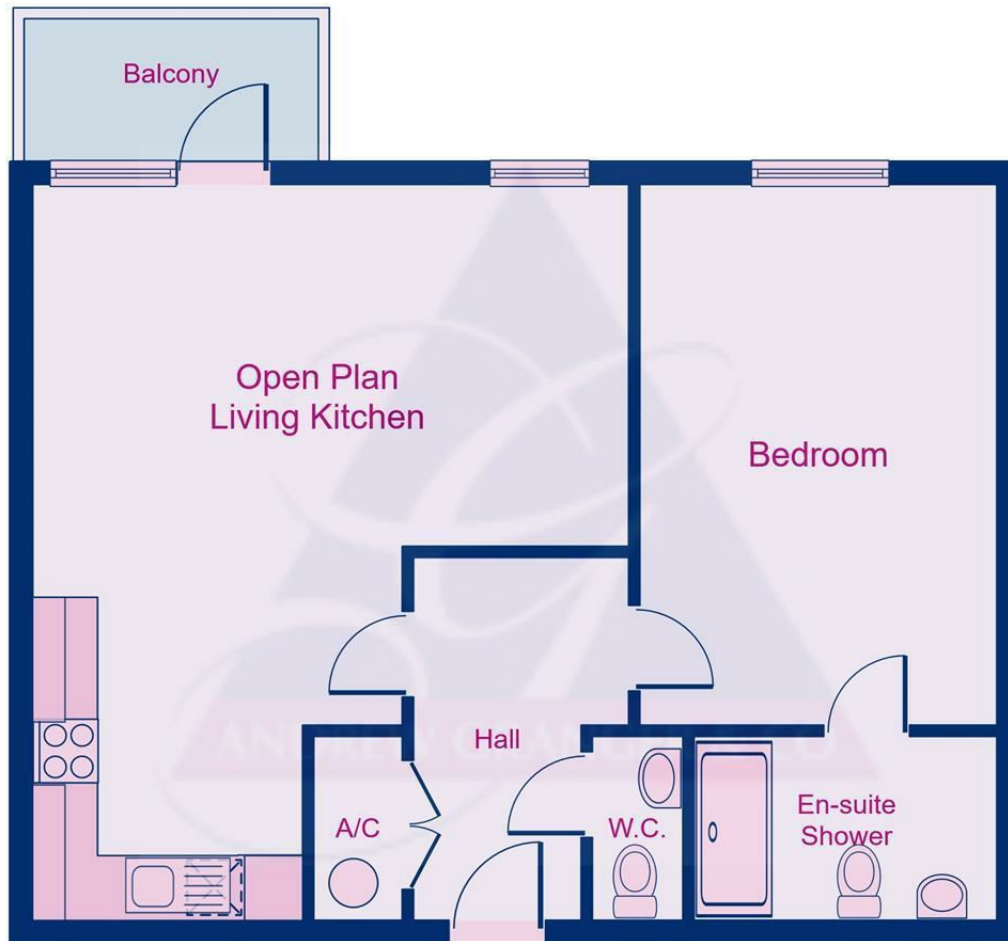
Homes above £625,000 - Normal rates apply

You usually pay 3% on top of these rates if you own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website:

<https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>



Floorplan



Floor Plan

Floor Area (Gross Internal) 60.6 sq.m. (652 sq.ft.) approx

Created using Vision Publisher™



EPC Rating - B

Tenure - Leasehold

Council Tax Band - B

Local Authority
Harborough

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

To arrange a viewing please contact our Market Harborough office on 01858 431315



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