

Sence House

MARKET HARBOROUGH

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Resident's Swimming Pool



Sence House
St. Marys Road
Market Harborough

A luxury retirement apartment offering independent living within a state-of-the art retirement complex with resident's lounge, swimming pool, restaurant, library, and gym. Two double bedrooms, ensuite and bathroom and 20ft open plan kitchen, living/dining room. Situated close to the town centre and rail station and offered for sale with no chain.

Luxury retirement apartment | Third floor with lift service | Two double bedrooms | 20ft Open plan living room/kitchen | Balcony | Ensuite and bathroom/utility | Resident's restaurant, gym, and swimming pool | 24hr emergency response | Close to town centre and rail station | No upward chain |

ACCOMMODATION

The apartment is situated on the third floor of Sence House, Welland Place, in a central position with good access to the town centre and rail station. Sence House is a state of the art facility with immaculate reception and communal areas, where you will find a housing manager on hand. A lift service provides access to the third floor where the apartment is accessed via its own secure front door.

The entrance hall feels spacious and provides a handy storage cupboard. You will find the bathroom/utility room (where the bath has been removed but could be re-installed). The 20ft open plan living, kitchen/diner is flooded with lots of natural light and commands views of the countryside beyond the town from its private balcony. The kitchen is well-equipped with a range of contemporary wall and base units providing plenty of storage. Quartz work surfaces offer preparation space. Integrated appliances include dishwasher, fridge/freezer, oven, microwave, and electric hob.

The master bedroom has fitted wardrobes and a balcony with views of the communal gardens. The ensuite bathroom feels fresh and contemporary with a walk-in shower cubicle, wash hand basin and WC.

The second bedroom has a range of fitted furniture including a wardrobe, drawers and a desk, and could serve as study as well as a guest bedroom.

FACILITIES

Facilities at Welland Place include a resident's lounge, restaurant, bar, gymnasium, swimming pool, snooker room, library, hair salon, beauty treatment room and a craft room, meaning your active retirement is well and truly catered for.

TENURE: Leasehold

LEASE: 125 years from 2011

GROUND RENT: £259.80 per annum

SERVICE CHARGE: £106.28 per week

WEEKLY WELLBEING CHARGE: £62.79 per week (which includes 24 hr staffing on site, help in an emergency and co-ordinated weekly events/activities programme.

LOCAL AUTHORITY: Harborough District Council

TAX BAND: D

SERVICES: The property is offered to the market with all mains services and electric heating.

OUTSIDE

The apartment features its own private balconies, one accessed from the living room with views over Little Bowden and the countryside beyond, and one from the master bedroom. There are landscaped communal gardens and grounds for residents to enjoy, including a seating area and a footpath for walks by the River Welland. There is also secure underground parking on a non-allocated basis for one space for residents, and a guest/visitor can also park if a space is available.

LOCATION

Market Harborough is a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a mainline railway station to London St Pancras in approximately an hour and a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough is situated in some of the county's most attractive countryside. The property is situated a short distance of the town centre, rail station, Welland Park, Farndon Fields farm shop and local countryside walks.

DIRECTIONAL NOTE

From Market Harborough town centre proceed along St Mary's Road (A4304) where the property can be found on the right hand side.



Sitting Room



Kitchen Area



Master Bedroom



Ensuite

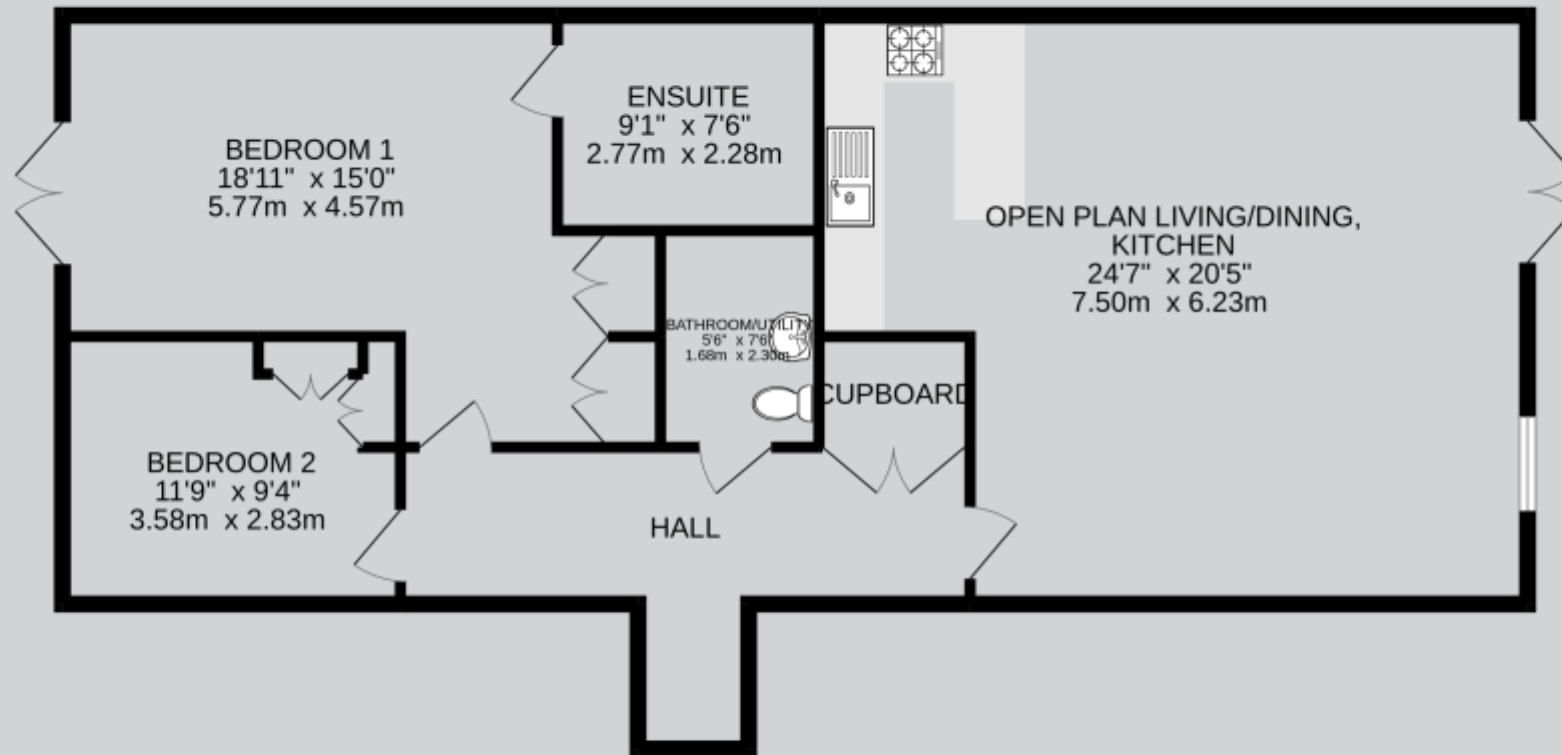


Bedroom Two



Balcony

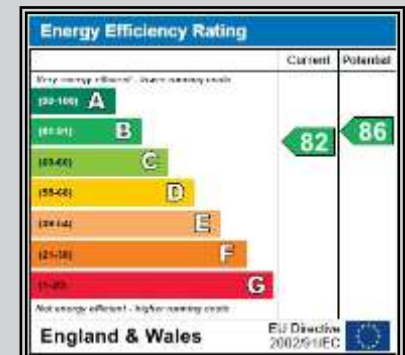
GROUND FLOOR 1060 sq.ft. (98.5 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

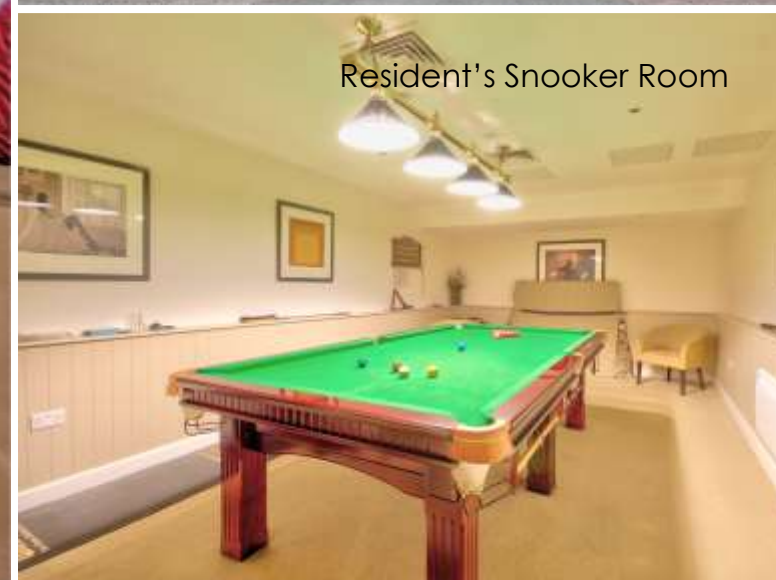
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Resident's Lounge



Resident's Snooker Room



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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