



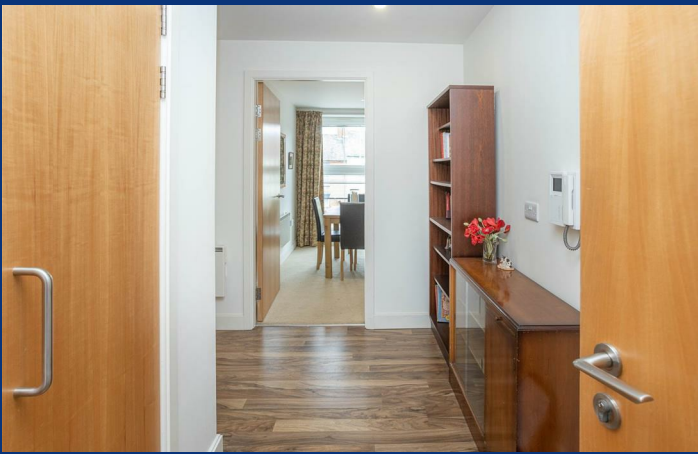
10 CHATER HOUSE, WELLAND PLACE, ST. MARYS ROAD, MARKET HARBOROUGH, LE16 7GF

GUIDE PRICE £145,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



A delightful first floor 2 bedroomed retirement apartment with views to the front of the property in this much sought after Over 60s development offering good sized living space.

Welland Place brings together state of the art retirement properties in well maintained landscaped grounds along with a superb range of facilities and amenities to make retirement easy and enjoyable. The residents have the opportunity to utilise the on-site pool, spa & gym, there is a restaurant and bar, and secure underground parking. Communal entrance on the ground floor with lift leading to the first floor where Number 10 can be found.

#### ACCOMMODATION IN DETAIL

##### ENTRANCE HALLWAY

Laminate flooring, useful utility cupboard with sizeable storage space.

**LOUNGE/DINING AREA** 24' reducing to 16' x 21' (7.32m reducing to 4.88m x 6.40m)

This incorporates 2 deep windows to front elevations giving views towards Great Bowden Road and the street below, useful walk-in storage cupboard, two wall mounted heaters.

##### KITCHEN

Fitted with a comprehensive range of matching base and wall units with complimentary work top over, insert stainless steel 1 1/2 sink with drainer, electric double

oven with four ring electric job with hood above, integrated fridge/freezer and dishwasher.

**PRINCIPAL BEDROOM** 16' x 9'10 to wardrobe front (4.88m x 3.00m to wardrobe front)

Fitted wardrobes provide hanging and storage space, deep window with door leading to a Jubilee rail, electric wall heater.

**EN-SUITE SHOWER ROOM** 9' x 5' (2.74m x 1.52m)

Suite comprising of shower unit, wc, wash hand basin, tiled floor and extractor fan.

**BEDROOM TWO** 11' x 9' (3.35m x 2.74m)

Electric wall heater, deep window to front elevation.

**BATHROOM** 7' x 5' (2.13m x 1.52m)

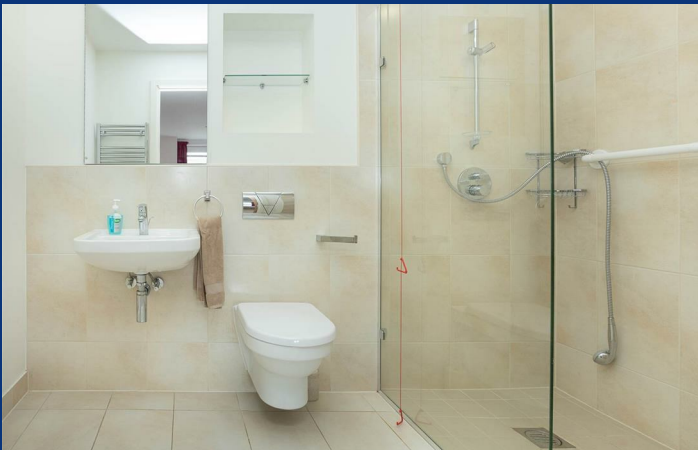
Comprising of wc, wash hand basin, enclosed bath with glass screen and shower over, extractor fan, tiled floor with under-floor heating.

##### OUTSIDE

Communal grounds include underground secure parking area, communal gardens with patio areas.

##### LEASEHOLD INFORMATION

The lease is for 125 years from and including 29th September 2011 The annual charges are as follows: £7735.65 made up of a service charge of £461.81 and a wellbeing charge of £272.84. (paid monthly). Note to purchasers: There is a contingency fund of 1% payable for each year of occupancy when selling.





#### 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 D. For further information contact Harborough District Council 01858 828282

#### 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.

#### STAMP DUTY from 23rd September 2022

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%

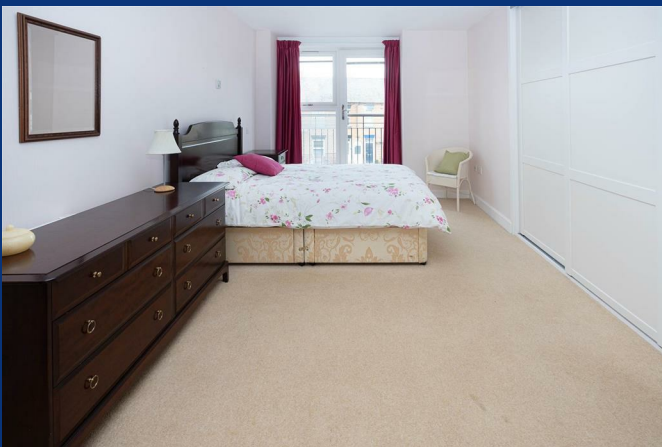
#### First Time Buyers

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

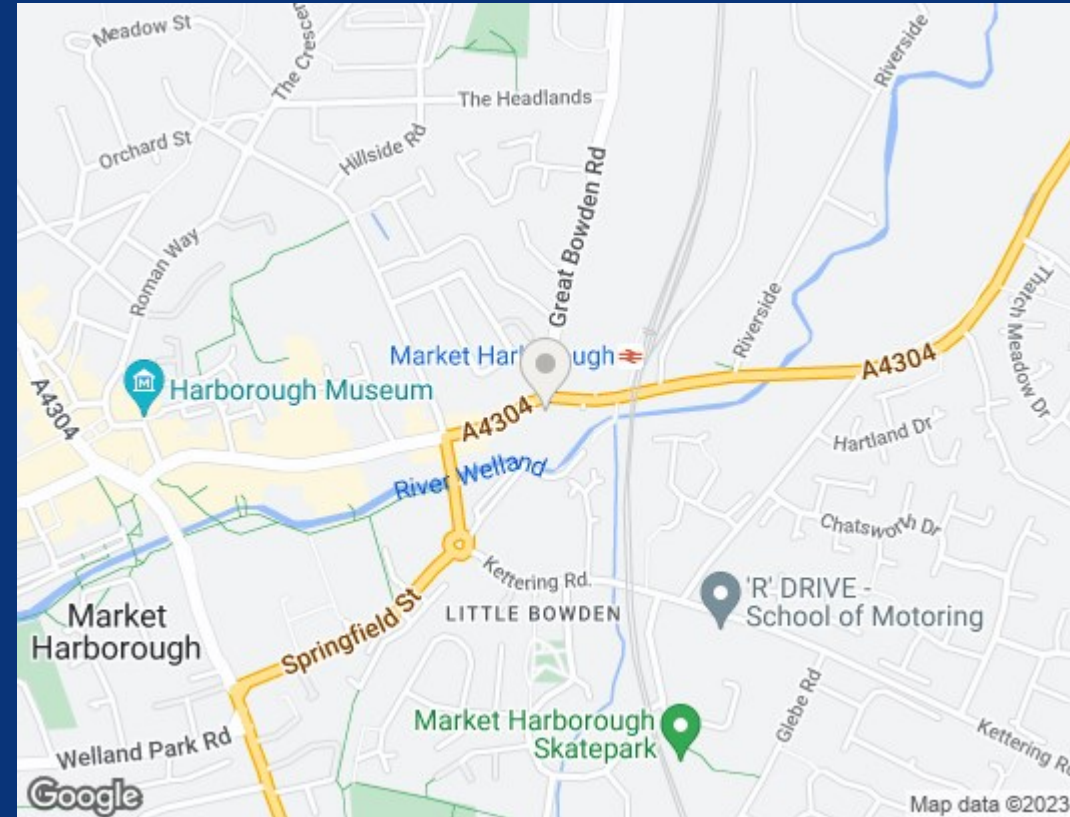




own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website:  
<https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>



## LOCATION



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**Call 01858 431 315**

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