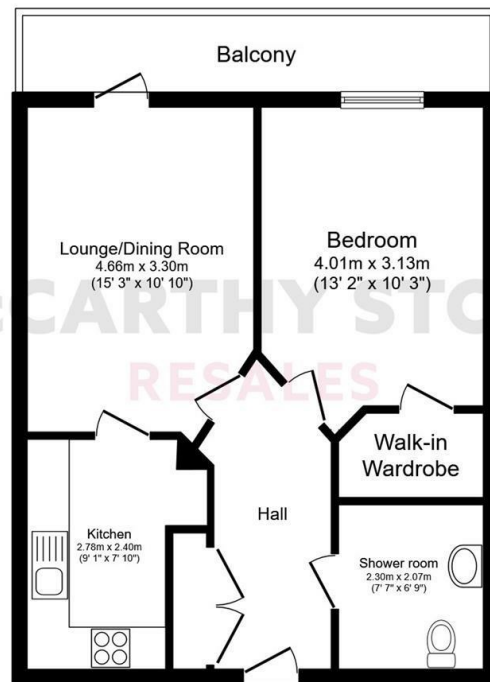


# McCARTHY STONE RESALES

**43 HARVARD PLACE,**  
SPRINGFIELD CLOSE, STRATFORD-UPON-AVON, CV37 8GA



Total floor area 52.1 m<sup>2</sup> (561 sq.ft.) approx

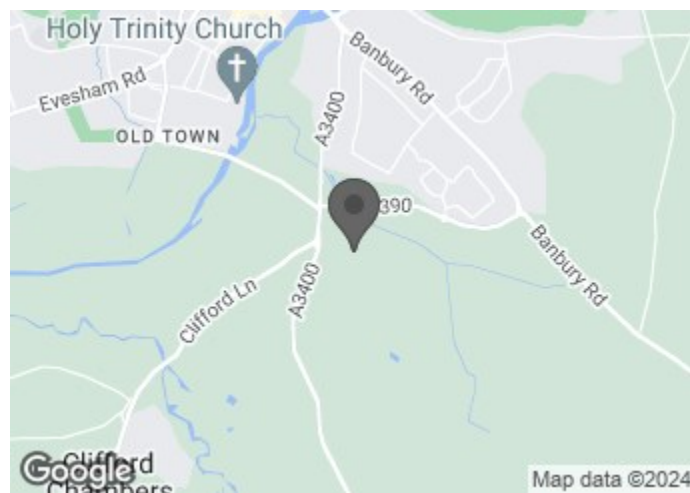
Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com



## COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

\*JOIN US FOR PIMMS & NIBBLES - WEDNESDAY 24TH JULY - 10am - 4pm - BOOK YOUR PLACE TODAY!\*

\*\*\*6 MONTHS SERVICE CHARGE PAID BY THE SELLER UPON COMPLETION\*\*\*

IMMACULATE one bedroom Retirement apartment in a TURN KEY condition. The apartment boasts a DOUBLE BALCONY with ample room for table and chairs. The modern kitchen has BUILT IN APPLIANCES, a double bedroom with a full height window and WALK-IN WARDROBE and a CONTEMPORARY shower room completes this wonderful apartment.

**PRICE REDUCTION**

**ASKING PRICE £190,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# HARVARD PLACE, SHIPSTON ROAD,

# 1 BEDROOMS £190,000

## HARVARD PLACE

There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and a 24-Hour emergency call system provided by a personal pendant with static call points in entrance hallway, bathroom and main bedroom.

The development also has a large, communal homeowners' lounge, fitted with audio visual equipment and WiFi. This is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

## APARTMENT SUMMARY

This is a first floor apartment situated above the home owners' lounge and has the benefit of a double balcony. It is situated on the front of the building and faces south west. The double balcony leads from the living room and is large enough to accommodate outside seating and a table. This apartment has been recently re-carpeted throughout.

## ENTRANCE HALLWAY

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall along with illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord. From the hallway there is a door to a walk-in storage

cupboard / airing cupboard housing further storage space. Further doors lead to the bedroom, living room and bathroom.

## LIVING ROOM

A well-proportioned living room with glazed French door leading to a double balcony. TV and telephone points, Sky Q connection point. Two ceiling lights. Fitted carpets, raised electric power sockets, wall mounted electric heater. Partially double glazed door leads in to a separate kit

## KITCHEN

Modern fitted kitchen with a range of low and eye level units fitted with drawers and dark grey work surfaces, over and pelmet lighting. Stainless steel sink with mono lever tap and drainer. Eye level microwave with oven below, ceramic hob with cooker hood over and glass splash back and an integrated fridge/freezer.

## MASTER BEDROOM

A bright and spacious double bedroom with walk in wardrobe and full length window with views across the communal gardens. Central ceiling light, wall mounted electric heater, ample power points, TV and telephone points and an emergency pull cord.

## SHOWER ROOM

The large, partially tiled wet room with anti-slip flooring comprises of a modern fitted white suite to include WC with concealed cistern, wash hand basin inset to a vanity unit with illuminated mirror/medicine cabinet above and large level access walk in shower with grab rails. Shaving point, electric heated towel rail, extractor fan and emergency pull-cord. Additional matching grab rails have been fitted.

## PARKING PERMIT SCHEME (SUBJECT TO AVAILABILITY)

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the on-site Manager on site for availability.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

The Service charge for this property is £8,324.83 per annum up to financial year end 30/06/2024.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

## LEASE INFORMATION

Ground Rent: £435 per annum

Ground rent review date: Jan 2033

Lease Length: 999 years from Jan 2018

Managed by: McCarthy and Stone Management Services

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

