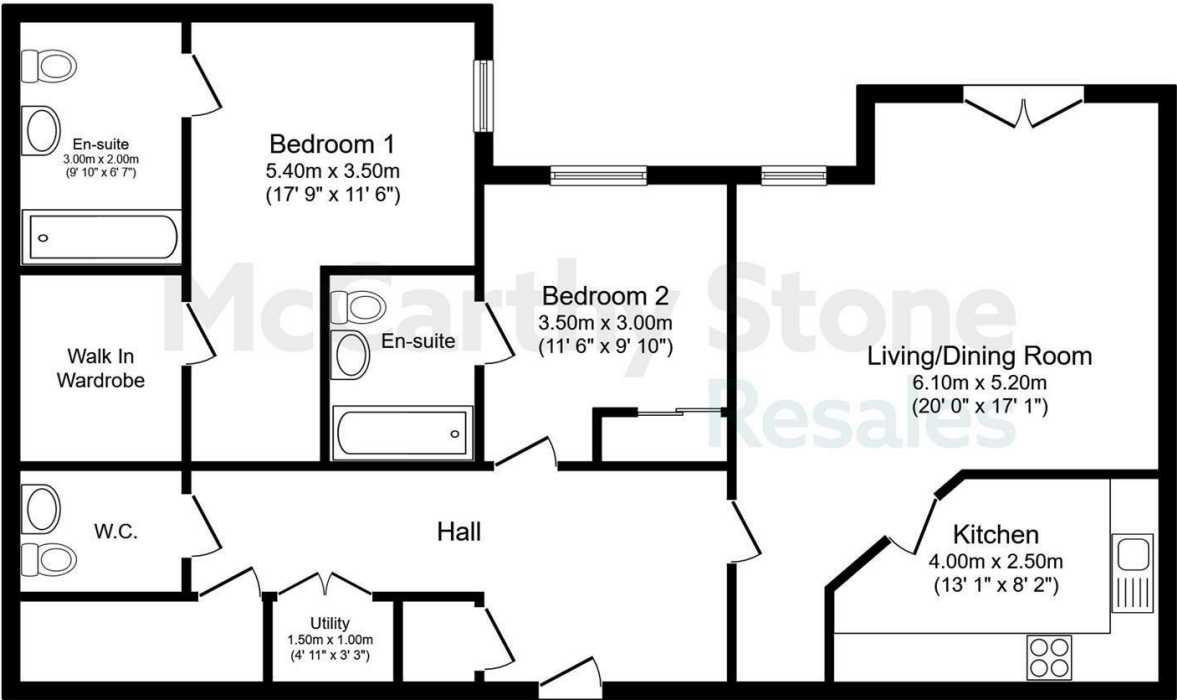


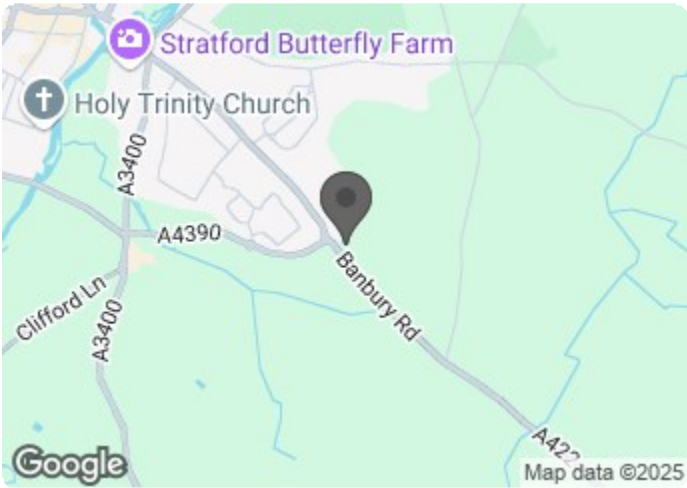
11 Orchard Gate

Banbury Road, Stratford-Upon-Avon, CV37 7HT



Total floor area 100.2 sq.m. (1,078 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £450,000 Leasehold

MAGNIFICENT first floor retirement apartment in the popular Orchard Gate development. SPACIOUS LOUNGE with a JULIET BALCONY, modern kitchen has BUILT IN APPLIANCES. Two double bedrooms each with ENSUITE SHOWER ROOMS and WATRDROBES and a separate GUEST CLOAKROOM. ALLOCATED CAR PARKING space.

Call us on 0345 556 4104 to find out more.

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# Orchard Gate, Banbury Road, Stratford-Upon-Avon, CV37 7HT

## Apartment Overview

Superbly presented two bedroom, first floor retirement apartment at our prestigious Orchard Gate development. The apartment boasts a bright and airy lounge with access to a balcony. Two double bedrooms, both with en-suites, and the master features a walk in wardrobe. Fitted with under-floor heating throughout. A fully fitted kitchen with earth stone worktops. Guest cloakroom. There's ample storage throughout the apartment

## Orchard Gate

Our sumptuous gated development on the outskirts of the famous historical town of Stratford-upon-Avon combines luxurious living with unrivaled English heritage. Thoughtfully designed and constructed in keeping with the local architecture, McCarthy & Stone Orchard Gate development is an exclusive collection of just 21 unique one and two bedroom apartments. With views over the surrounding English countryside. With every detail designed to the highest standard, this apartment in this charmingly exquisite setting is sure to be in high demand.

The gated development features stunning landscaped gardens and an impressive courtyard, as well as ample parking for residents and guests. Our hi-tech safety and security features guarantee peace of mind for residents, so whether they call Stratford-upon-Avon home throughout the year or make it their second home, there's no need to worry about security, upkeep, or maintenance.

Stratford-upon-Avon is the birthplace of England's most famous playwright, attracting visitors from across the country and around the world throughout the year. The benefits of living in The Bard's home town include the huge variety of cultural and historic attractions on your doorstep, but also the amazing array of restaurants, bars, shops and events that cater to tourists and locals alike. If there's one thing we can guarantee, it's that retirement will be far from dull.

## Entrance Hallway

Front door with letter box and spy hole opens into a very spacious hallway. The security door entry system and 24-hour emergency response system is wall mounted in the hall. Smoke

detector. Two storage cupboards and a utility area housing a washer drier. Doors lead to the lounge, bedrooms and cloakroom.

## Living Room

Bright and spacious lounge benefitting from double glazed doors opening inwards to reveal a Juliet balcony. A further window allowing plenty of natural light. There's ample room for a dining table and chairs. Two decorative ceiling light fittings. TV point with Sky+ connectivity. Telephone point. A further oak effect part glazed door leads to the separate kitchen.

## Kitchen

Spacious modern fitted kitchen with a range of white high gloss wall and base units with Granite style work surfaces. Integrated Neff appliances throughout including oven and microwave above. Integrated fridge/freezer and dishwasher. Four ringed hob with extractor hood above. Sink unit with drainer and mixer tap. Room for a small breakfast table or island. Tiled floor.

## Master Bedroom

A large master bedroom with a walk in wardrobe with lots of storage space. Further door to a large en-suite bathroom. Central ceiling light.. TV point. Telephone point.

## En-Suite Bathroom

A modern fully tiled en-suite shower room comprising white suite with bath and separate double size shower unit, Vanity unit with inset wash hand basin and mirror an shaver point above;, low level WC with concealed cistern, Ceiling light. Tiled Floor.

## Second Bedroom

A large double bedroom with fitted wardrobes. Central ceiling light. TV point. Telephone point. Double glazed window. Door leading to en-suite shower room.

## En-Suite

A modern fully tiled en-suite comprising white suite with shower unit; Vanity unit with inset wash hand basin and sensored mirror an shaver point above; low level WC with concealed cistern, Ceiling light, Tiled floor.

# 2 bed | £450,000

## Cloakroom

Comprising; WC with concealed cistern; hand basin with lever taps built in to vanity unit with storage; fitted mirror with medicine cabinet. Heated towel rail. Tiled flooring and half tiled walls.

## Allocated Car Parking

The apartment has an allocated parking space in the private car park.

## Service charge details

- Cleaning of communal windows
  - Water rates for communal areas and apartments
  - Electricity, heating, lighting and power to communal areas
  - 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
- Annual Service Charge £4,930.63 for financial year ending 30/6/2026.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your concierge, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or Concierge.

## Ground rent

Ground rent - £495. Review date 2032.  
Lease term is 999 years from 1st June 2017

## Moving Made Easy & Additional Information

- \*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living cost's.
- \*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

