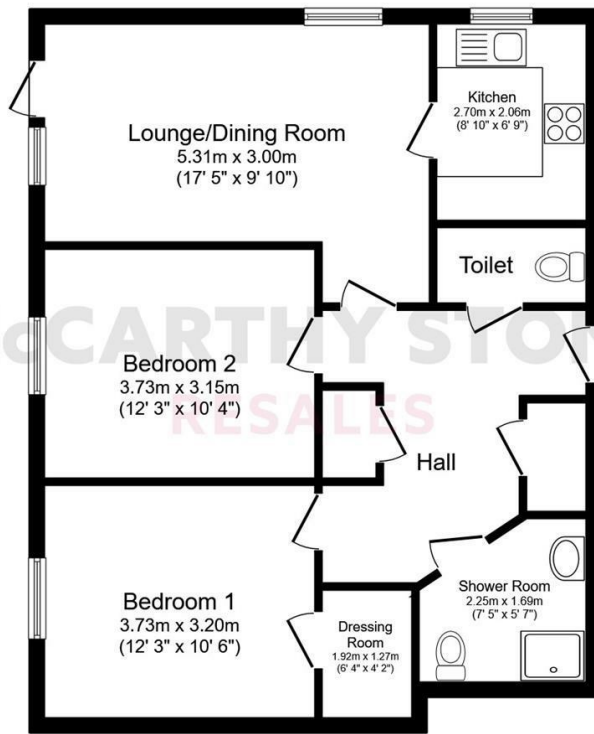


# McCARTHY STONE RESALES

## 18 HARVARD PLACE SPRINGFIELD CLOSE, STRATFORD-UPON-AVON, CV37 8GA



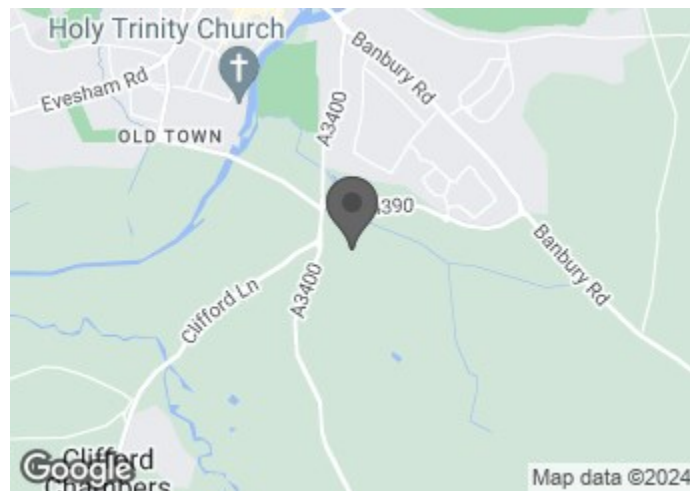
Total floor area 70.1 m<sup>2</sup> (755 sq.ft.) approx

Printed Contact Details...

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

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### COUNCIL TAX BAND: E



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



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF HARVARD PLACE - BOOK NOW!

SUPERB two bedroom, GROUND FLOOR retirement apartment benefitting from a DUAL ASPECT living room with access to a PATIO AREA ENJOYING COUNTRYSIDE VIEWS. The apartment further boasts a modern kitchen, two DOUBLE BEDROOM, a CONTEMPORARY Wet room and GUEST CLOAKROOM.

Part Exchange and Entitlements Advice available.

### ASKING PRICE £325,000 LEASEHOLD

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

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

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# HARVARD PLACE, SHIPSTON ROAD, STRATFORD-UPON-AVON. CV37 8GA

## HARVARD PLACE

Harvard Place is a stunning development built in 2018 consisting of 56 beautiful one and two bedroom Retirement Living PLUS apartments located in the medieval town of Stratford-upon-Avon. An Estate Manager and team are on hand to manage the day to day running of the development and attend to any queries you may have.

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 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.

For added convenience there is an onsite table service restaurant with freshly cooked meals provided every day. Within the complex there is the added bonus of a mobility scooter room which is fitted with charging points and a laundry room.

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

## LOCAL AREA

Stratford-upon-Avon is, of course, now synonymous with William Shakespeare, and the town's cultural and historical offerings don't disappoint. A stroll through the town will lead you past a number of well-preserved 16th century Tudor houses. You can also visit Shakespeare's grave at the beautiful Holy Trinity Church, and the world famous Royal Shakespeare Theatre gives performances year round.

The River Avon winds its way through the town, where you can enjoy a River Cruise and get to know the town and the historic

canals. You'll find a host of amenities on your doorstep, from a supermarket next door to a retail park very close by, where there'll soon be a doctor's surgery, along with the pharmacy, veterinary surgery and day community hall. From the retail park you can catch a shuttle service to the town centre.

## ENTRANCE HALLWAY

Front door with spy hole leads to the spacious entrance hall - the 24-hour 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 and an additional cupboard housing further storage space. Further doors lead to the kitchen, bedrooms, living room, bathroom and guest cloakroom.

## LIVING ROOM

A bright and spacious, dual aspect living room with a double glazed and side window door leading onto a peaceful patio area enjoying countryside views. A further full height window allowing the natural light to flood in. Electric fire with surround provides a nice focal point and there's ample room for dining. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door leads in to a separate kitchen.

## KITCHEN

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

## MASTER BEDROOM

A bright and spacious double bedroom full length window with views across the adjoining countryside. A spacious walk-in wardrobe provides plenty of hanging rails and shelving. Central ceiling light, ample power points, TV and telephone points and an emergency pull cord.

## BEDROOM TWO

Another bright and spacious double bedroom, also has a full height window enjoying views across the courtyard. The room

# 2 BED | £325,000

would also be perfect for use as a dining room or study. Central ceiling light, ample power points and a TV socket.

## 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.

## CLOAKROOM

Fully tiled with WC and vanity unit with sink and mirror above.

## 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

Annual Service charge £11,197.11 for financial year ending 30th June 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: £510 per annum

Ground rent review: 1st January 2033.

Lease: 999 years from 1st January 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

