

# McCARTHY STONE RESALES

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



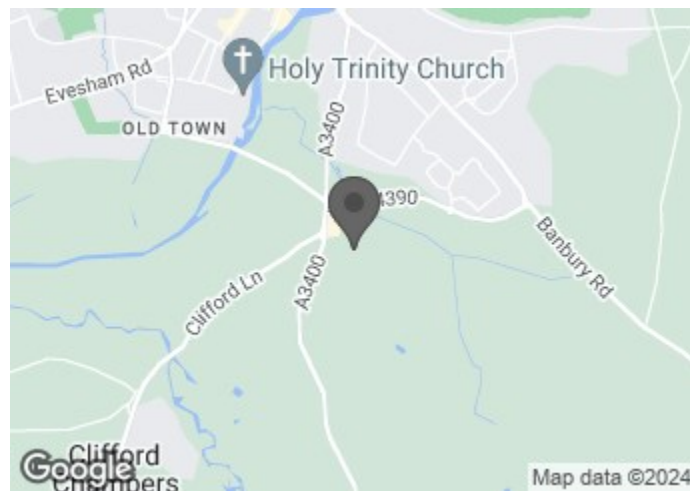
Total floor area 49.3 m<sup>2</sup> (530 sq.ft.) approx

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: 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		



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

A WONDERFULLY presented one bedroom retirement apartment. Located on the FIRST FLOOR. The property boasts a WALK-OUT BALCONY which can be accessed directly from the lounge. The property is also fitted with brand new carpets.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

### ASKING PRICE £170,000 LEASEHOLD

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

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# SPRINGFIELD CLOSE, STRATFORD-UPON-AVON

1 BED | £170,000

## SUMMARY

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.

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. An Estate Manager is 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.

There is an onsite table service restaurant with freshly cooked meals every day. The development also has a large, communal homeowners' lounge, fitted with audio visual equipment and WiFi. This is a superb venue for socialising with homeowners, 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. 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 is an outreach doctor's surgery (This is for Rother House 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.

## APARTMENT OVERVIEW

A bright and spacious apartment presented in a 'turn-key' condition, having been freshly decorated and recarpeted throughout. The apartment is conveniently positioned close to the mezzanine area and lift.

The apartment further benefits from a walk-out balcony enjoying garden and adjacent countryside views, a modern kitchen with built in appliances. The double bedroom has a full height window and a walk-in wardrobe and the contemporary wet room completes this lovely apartment.

## ENTRANCE HALLWAY

Front door with spy hole leads to the large 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. New fitted carpets. From the hallway there is a door to a walk-in storage cupboard / airing cupboard. Further doors lead to the bedroom, living room and bathroom.

## LIVING ROOM

A well-proportioned living room with glazed French door leading to a walk-out balcony which also allows plenty of natural sunlight into the apartment, making it bright and airy. TV and telephone points, Sky Q connection point. Two ceiling lights. New fitted carpets, raised electric power sockets, wall mounted electric heater. 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 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.

## BEDROOM

A bright and spacious double bedroom with a full length window enjoying views of the communal gardens. Walk-in wardrobe with hanging rails and shelving. Central ceiling light, wall mounted electric heater, ample power points, TV and telephone points and an emergency pull cord. New fitted carpets.

## 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.

## PARKING

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 annual service charge is £8,768.74 for financial year ending 30/06/2025. 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.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200)'

## LEASE INFORMATION

Ground rent: £435 per annum

Ground rent review: 1st Jan 2033

Lease: 999 years from 1st Jan 2018

Managed by: McCarthy and Stone Management Services

## ADDITIONAL INFORMATION & SERVICES

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs.  
**\*\* 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

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

