



Springfield Close, Stratford-Upon-Avon, CV37 8GA

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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PROFESSIONALS

Property Description

Offered for sale with no onward chain, here is a rare opportunity to acquire a beautifully appointed, two-bedroom, modern retirement apartment from the experienced developer McCarthy Stone. Being enviably situated on the ground floor of Harvard Place, this property is ideally suited to someone searching for ground floor living, which is close to bus routes, and adjacent to a range of other amenities including a supermarket, pharmacy, community hall and coffee shops.

Viewing is truly needed to appreciate the property and its grounds. The light and spacious accommodation comprises: entrance hallway, walk-in storage cupboards, sitting room benefitting from a door into the gardens, kitchen with fitted units and integrated appliances, separate W/C, wet room and two bedrooms: both doubles with a walk-in wardrobe to the master, and full-length windows, perfect for enjoying the wonderful views and allowing light into the residence. The apartment offers striking views across the Warwickshire countryside - into both the attractive nature reserve and agricultural land bordering the property.

Harvard Place is a fantastic complex, which is thoughtfully built with the occupants in mind. The property is designed for all levels of activity, with a door leading onto a private patio and communal garden space beyond, where the owner can enjoy the morning sun and watch the agricultural year play out in the fields next door - sometime glimpsing a visiting Roe deer! There is restaurant/dining room, which serves a cooked lunch daily, communal sitting areas and a coffee lounge, an in-house laundry room, refuse store, buggy/mobility and scooter store room. There is also ample visitor parking and a guest suite for overnight visitors. There are also many activities within the complex for owners to partake in - including Friday Night Film Nights!

Viewing is highly recommended to appreciate the true 'Country Living' feel of the home, all while being on the border of a stunning market town!





Key Features

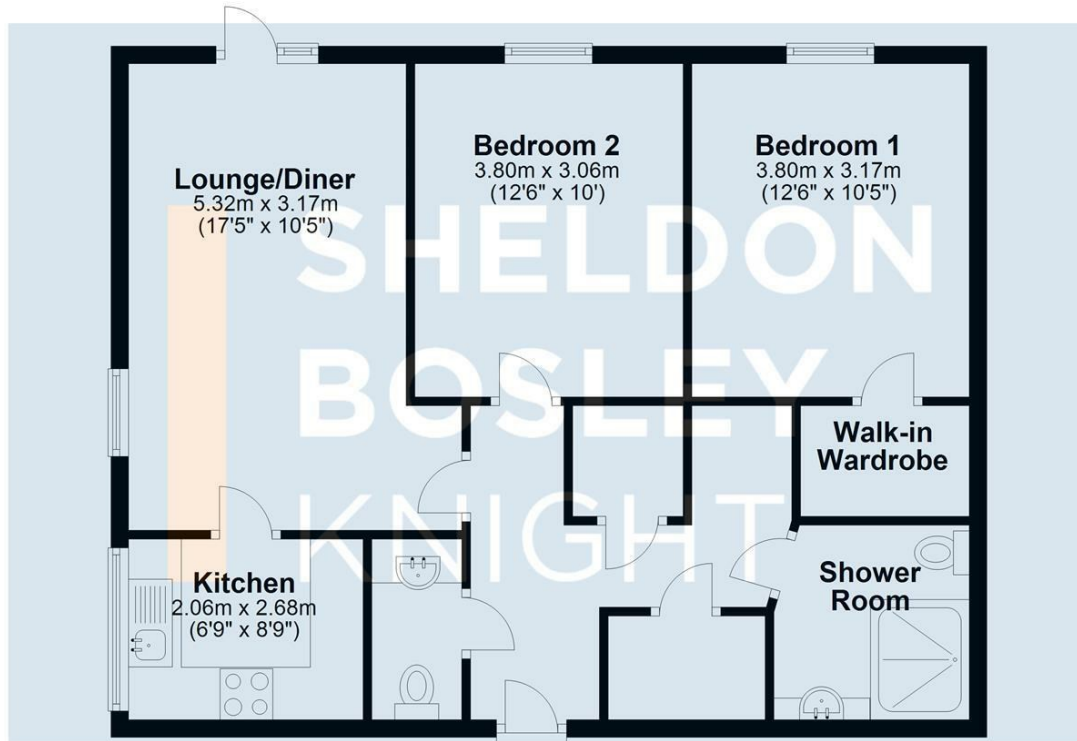
- Two bedroom, ground floor apartment.
- No onward chain.
- Spectacular views of the Cotswold Hills from the rooftop terrace.
- Table service restaurant/dining room serving lunch daily.
- Extremely attractive landscaped gardens.
- Communal sitting areas and coffee lounge.
- True 'Country Living' while being on the edge of a market town.
- Parking available on a permit basis.
- Built by experienced developer, McCarthy Stone.
- Walking distance to a range of amenities.

**Offers In Excess Of
£300,000**



Ground Floor

Approx. 71.8 sq. metres (772.4 sq. feet)



Total area: approx. 71.8 sq. metres (772.4 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - C

Tenure - Leasehold

Council Tax Band - E

Local Authority
Stratford upon Avon District Council



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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