



**VAUGHANREYNOLDS**  
ESTATE AGENTS

10 Harvard Place, Springfield Close  
Stratford-Upon-Avon, CV37 8GA





## Property Description

Located within Harvard Place, a modern retirement development built and managed by McCarthy & Stone. Aimed at the over 70's, this purpose-built scheme of apartments, has been created to offer an independent environment for those wishing to have a choice of 24/7 support, and various social activities as and when they are needed. With the remaining term of the build warranty, this well presented ground floor apartment boasts a premium position within the site and enjoys direct access to a private terrace and the wider gardens. Being offered with no upward chain, the accommodation comprises:

Entering the development via electrically operated gates, you are greeted by an impressive guest and residents lobby. From here you can access the communal leisure facilities, such as the various seating areas, music room, dining room and restaurant. Proceed to the right along a wide corridor, where the apartment is located to the left. Entering the apartment, there is an intercom system providing an interface to allow guests to enter the site, and panel doors leading off. The sitting room is filled with light through glazed French doors to a private outside terrace. A double width opening then leads through to a stylish and fully equipped kitchen, complete with a comprehensive range of storage, prep space and integrated appliances.

There is a double bedroom with walk in wardrobe and a sleek wet room, complete with large shower area, wash hand basin in vanity unit and a high level WC.

Externally, the property enjoys a private terrace, which overlooks and opens onto the wider, well kept communal grounds. There is ample gated parking for residents and guests.

N.B For further information on the facilities and benefits available, please contact the agents.











### 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

### Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.



The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





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## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold - 999 years from 2018

Service Charge: £8,324.83 per annum.

Ground Rent: £435.00 per annum

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford-upon-Avon, Council Tax Band D

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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Total floor area 48.1 sq.m. (518 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	