

## **53 Hathaway Court**

**Alcester Road, Stratford-upon-Avon, Warwickshire, CV37 6HH**



**PRICE: £110,000**

**Lease: 125 years from 2007**

### **Property Description:**

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE THIRD FLOOR BENEFITING FROM SHOWER CUBICLE PLUS SEPARATE BATH Hathaway Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 54 properties arranged over 4 floors each served by a lift and is conveniently situated within walking distance of the railway station and hospital. The resident Development Manager can be contacted from various points within each property in the case of an emergency. In addition to the Development Manager there is the added security of emergency Appello call system, which is an emergency monitoring centre providing a response 24 hours a day, 365 days a year, for periods when the House Manager is off duty. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Development Manager  
Lift  
Communal Lounge and laundry  
24 hour Appello Response System  
Communal gardens





Minimum Age 60  
CCTV  
Guest Room  
Lease 125 years from 2007




**For more details or to make an appointment to view, please contact  
Charlotte Harvey MNAEA**



This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</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		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A	59	78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 

**For Financial Year Ending:**

**28/02/2025**

**Annual Ground Rent:**

**£495.00**

**Ground Rent Period Review:**

**Next uplift 2030**

**Annual Service Charge:**

**£4460.26**

**Council Tax Band:**

**E**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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