

## 44 Hathaway Court

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



**PRICE: Offers over £105,000**

**Lease: 125 years from 2007**

### Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE THIRD FLOOR Hathaway Court is in a prime location of Stratford Upon Avon. Local amenities are in easy walking distance including Doctors Surgery, local shops and train station. Within short walk you are in the beautiful town centre with all the delights Stratford has to offer. Constructed by McCarthy & Stone (Developments) Ltd and comprises 54 properties arranged over 4 floors each served by a lift. 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. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that

Development Manager

Lift

Communal Lounge

24 hour Appello Response System & CCTV

Communal gardens

Minimum Age 60

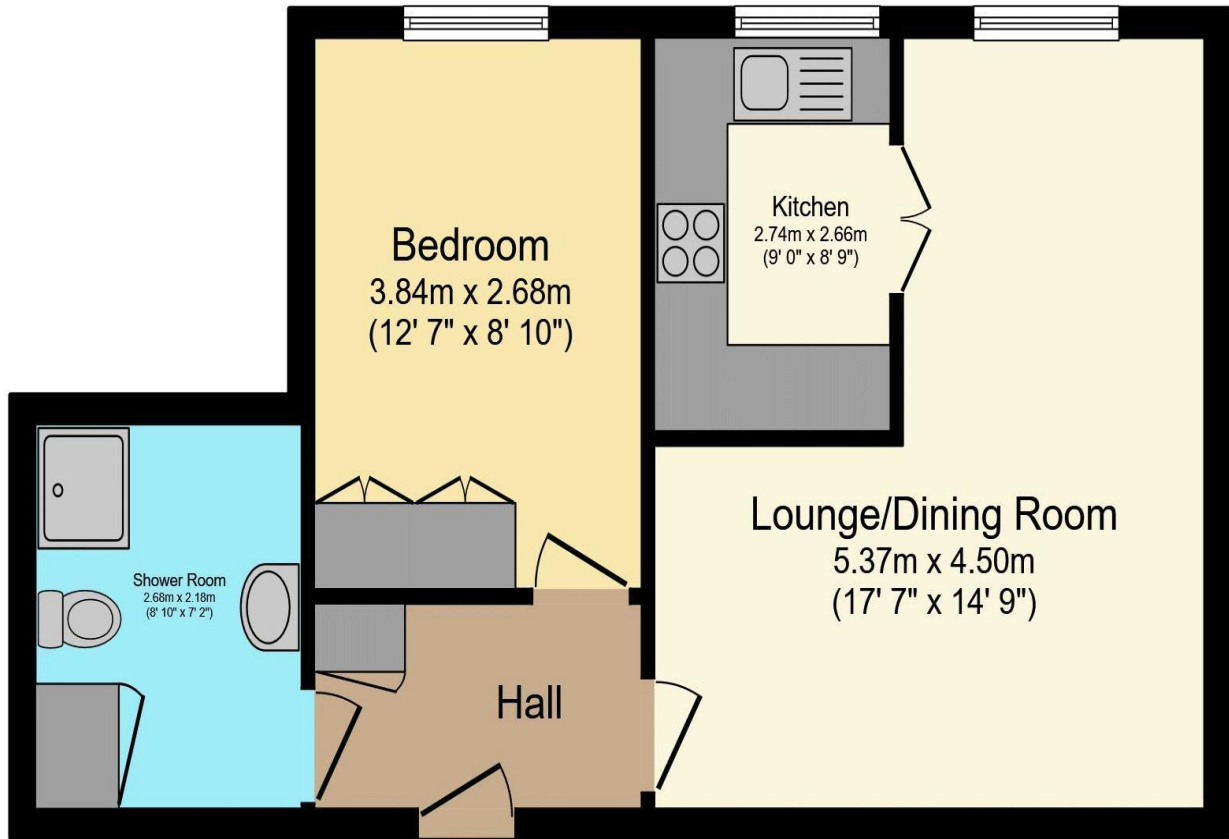
Communal Laundry

Guest Room

Lease 125 years from 2007



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



Total floor area 45.2 m<sup>2</sup> (487 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**For Financial Year Ending:**

28/2/25

**Annual Ground Rent:**

£425.00

**Ground Rent Period Review:**

2030

**Annual Service Charge:**

£2,973.52

**Council Tax Band:**

D

**Event Fees:**

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.