



27 Harvard Place Springfield Close, Stratford-Upon-Avon

Stratford-Upon-Avon

£170,000

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Stratford-Upon-Avon, Stratford-Upon-Avon

Fantastic over 70's 1-bed apartment in a modern retirement complex. 24hr emergency call system, landscaped gardens, communal facilities, parking, and optional care packages available. EPC Rating C. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- No Chain
- Over 70s Retirement Apartment
- Private Balcony
- Three Piece Shower Room
- Spacious Living Room
- Double Bedroom
- On Site Facilities
- Secure Parking via Permit



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Stratford-Upon-Avon, Stratford-Upon-Avon

A fantastic opportunity to acquire a one bedroom first floor over 70's apartment located within a modern retirement complex, offering a tranquil and secure environment for those looking to embrace a more relaxed pace of living.

This meticulously maintained property boasts a range of features designed to enhance the comfort and convenience of its residents, including a 24-hour emergency call system for added peace of mind. Situated conveniently on a bus route to the historic town of Stratford-Upon-Avon, the apartment also enjoys access to beautifully landscaped gardens, providing a serene outdoor space for leisurely strolls and relaxation in the sunshine. Additionally, residents can take advantage of a communal homeowners lounge for social gatherings, a guest suite for visiting friends and family (usually for a fee of £25 per night - subject to availability), and an on-site table service restaurant offering delicious meals for those seeking a break from cooking.

The property itself comprises; entrance hall with storage unit, living / dining room with balcony, kitchen with integrated appliances, double bedroom with fitted wardrobe and a three piece shower-room.



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Residents also have the benefit of private and secure residents parking with gated access. Within the complex there is the added bonus of a mobility scooter room which is fitted with charging points and a laundry room.

There are a range of personal care packages to suit your requirements.

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 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.

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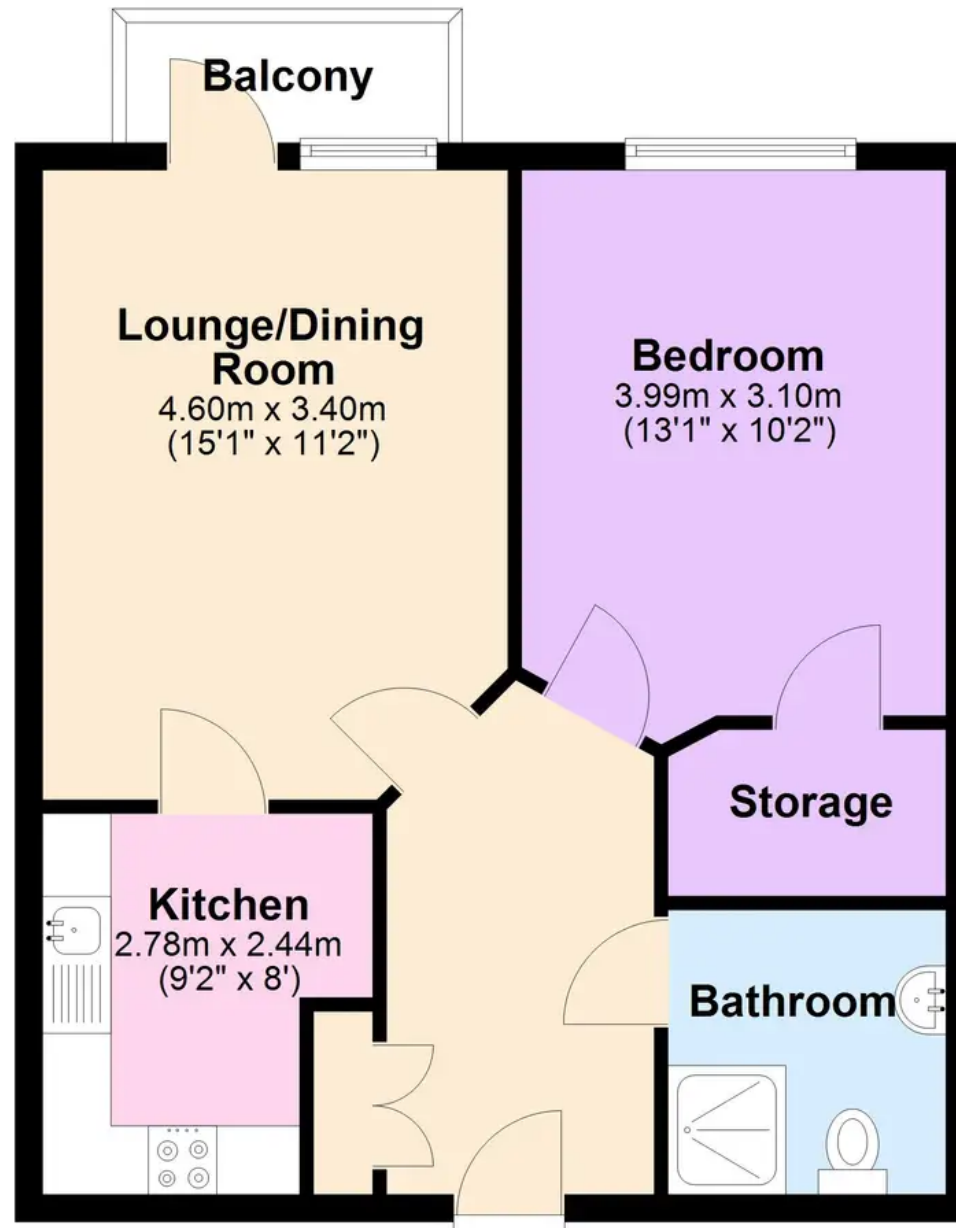






First Floor

Approx. 49.4 sq. metres (531.5 sq. feet)



Total area: approx. 49.4 sq. metres (531.5 sq. feet)



NIKKI HOMES

PROPERTY CONSULTANTS