

# Romeo Place

Stratford-upon-Avon



**McCARTHY STONE**

*Life, well lived*

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## Stratford-upon-Avon

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## Modern living in a historic market town.

Surrounded by beautiful rolling countryside and the birthplace of the world-famous playwright William Shakespeare, this Warwickshire town has much to offer its residents today. Impressive architecture. Rich culture. Great shopping. Lots of things to see and do. Stratford-upon-Avon really would be a delightful place to call home.

### **Find your happy place in Stratford-upon-Avon.**

A short distance from the town centre is Romeo Place, named after one of Shakespeare's most famous romantic heroes. Designed with the over 60s in mind, the development is built to high standards and is an ideal place to live life well.





## Stratford-upon-Avon

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## Live life your way.

Romeo Place is conveniently located - for everyday essentials, there's a Morrisons supermarket next door, and you can walk to the town's centre (0.6 miles) to find an array of independent shops, boutiques and restaurants. The Maybird Shopping Park (5-minute drive) has many familiar stores plus a Tesco Superstore next door.

Foodies will love the excellent choice of eateries and bars. Everything from afternoon teas to fine dining are on offer, covering cuisines from European to Vietnamese.

Enjoy a hearty meal in one of the town's oldest buildings at Lambs, or a freshly prepared lunch at Plantarium Café, or for a healthier bite, there is the popular, yet affordable Arcle.

Stratford-upon-Avon retains a number of 16th century Tudor houses that would have been familiar to Shakespeare – his mother's house and final dwelling place are within five miles. His influence is evident in the rich programme of productions at three theatres run by the Royal Shakespeare Company, all within a mile from Romeo Place.

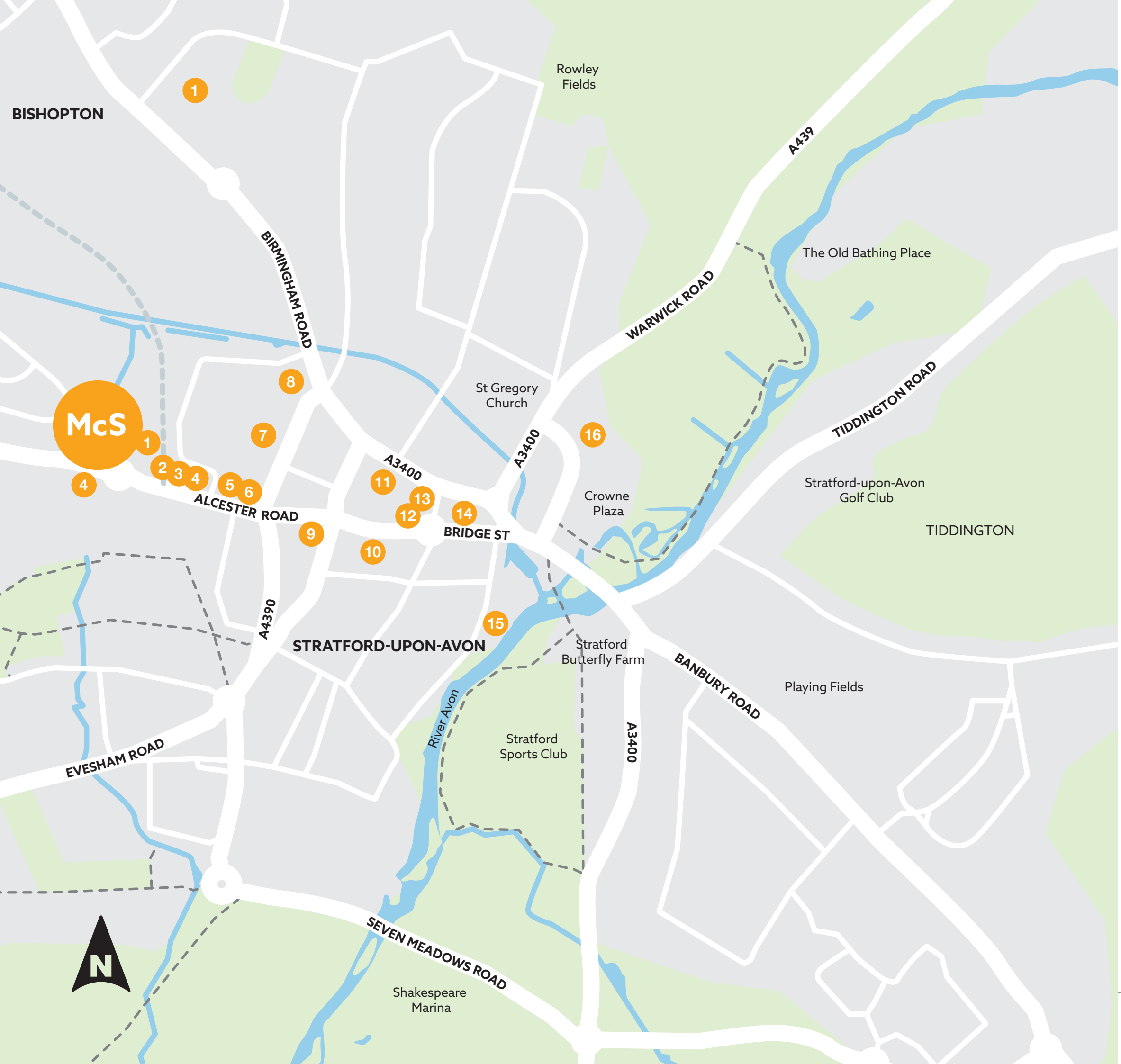
Every year in April, there is a festival to mark Shakespeare's birthday - other annual festivals include a literary festival in May, a river festival in July and a Victorian Christmas Market in December.

For those who enjoy being active, there's an array of organised walks and tours to explore the town and the winding river Avon that runs through it. Just 0.7 miles from the development, the canal also offers pleasant walks alongside open parkland.

There are two sports centres within a mile – a sports club with multiple sports and the leisure centre with two pools. Golf and bowling clubs are a 15-minute drive away.

For onward travel, the nearest bus stop is just 0.1 miles away from your front door, while the train station (0.3 miles) links you to Birmingham City Centre and London. By road you can be in Birmingham within 40 minutes via the M40 and the Cotswolds within an hour.





**ROMEO PLACE**

**McS** Alcester Road, Stratford-upon-Avon  
CV37 9WF

**MAP KEY**

- 1 Supermarket
- 2 Train Station
- 3 Coffee Shop
- 4 Bus Stop
- 5 Doctors Surgery
- 6 Pharmacy
- 7 Hospital
- 8 Dentist
- 9 Public House
- 10 Bakery
- 11 Shakespeare's Birthplace
- 12 Post Office
- 13 Hair Salon
- 14 Takeaway
- 15 Royal Shakespeare Theatre
- 16 Leisure Centre





# **“Strictly nights with friends.”**

Beryl,  
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.



# Stratford-upon-Avon

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## Made for modern living, inside and out.

As you approach Romeo Place, you'll not fail to be impressed by its clean and modern design. White rendered walls contrast elegantly with the building's red and grey coloured brickwork, and the addition of black framed windows and balconies provide an elegant finish. The gated surroundings of the development and perfectly tended gardens complete the picture.

Inside, the reception area offers a welcome to homeowners, friends, and family alike. Walk on a little further and you'll soon discover the communal lounge – the social hub of our community. Its spacious design encourages leisurely catch ups or spirited social events that go long into the evening. There are lots of quiet spots too if you just fancy time with a newspaper or a good page turner.

Exit through patio doors to find a large, paved seating area. Overlooking a beautiful courtyard and landscaped gardens, it's a wonderful spot for socialising or soaking up some sun during the warmer months.

From here you can join a wide pathway, created to accommodate walking and mobility scooters alike, to a sunken garden with wooden benches and an eye-catching wooden gazebo – a great spot to enjoy the gardens on either side. Created for all-year interest, every plant, shrub and tree carefully selected for their vibrant colours or subtle hues. What's more, you don't need to lift a trowel or wrestle with a lawnmower to enjoy the garden. We look after all the outside spaces for you.

If you're the green fingered sort, there are some raised beds to allow you to grow your own plants and vegetables. Beyond them, there's also the option to explore a more secluded garden at the rear of the development. This west facing garden makes the most of the summer sun, allowing homeowners to relax and unwind right up until sunset.











## More features.

### **Guest Suite\***

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities.

### **House Manager**

Ensures the development is safe, secure and well maintained alongside arranging social activities that help build a strong sense of community.

### **Pets Welcome**

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

### **Parking\***

Spaces are available for purchase.

### **Mobility Scooter Charging Point**

An easily accessible space available where mobility scooters can be charged safely and securely.

\*Additional charges apply. Subject to availability.







# Stratford-upon-Avon Romeo Place

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## Made for living well.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards - Romeo Place is no exception.

Comprising of 55 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

This wonderful Retirement Living development will offer safe, secure, luxurious and low maintenance retirement homes, exclusive to the over the 60s. You'll benefit from a friendly manager on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge and beautiful gardens, perfect for socialising.

## How to buy.

When purchasing your apartment at Romeo Place, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.

With flexible purchase options to suit your needs we will also be offering Shared Ownership\* at Romeo Place in partnership with Homes England, where you can buy outright or you can pay just 50% of the full property value, with a monthly rent payable on the rest.

\*Ts&cs apply. For more information visit [mccarthystone.co.uk/shared-ownership](https://mccarthystone.co.uk/shared-ownership)









# Stratford-upon-Avon Romeo Place Development features Property details



## Your new home in detail.



### General

- Double glazing to all windows
- Shelf and fitted hanging rail to wardrobe in master bedrooms
- Telephone and television point in living room and bedrooms
- NHBC 10-year warranty
- Washer dryer fitted



### Kitchen

- Fitted kitchen with integrated ceramic hob, fridge freezer and oven
- Stainless steel cooker hood and splashback
- Black Silgranit composite sink
- Lever mixer taps



### Shower room

- Fitted shower room with tiled floor
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Fixed mirror
- Shaver socket
- Heated towel warmer



### Heating and finishes

- Electric panel warmers
- Neutral décor
- White five-panel doors
- Chrome door furniture and fittings



### Safety and security

- Door camera entry system which is linked to the TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

This specification is for guidance only, items may vary. Please check with your Sales Consultant for further details. Images are indicative only.





# **“New address, new adventure. There’s nothing old about me.”**

Anne,  
McCarthy Stone homeowner.

Anne is always looking for her next new project, whether it’s joining the community art club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?  
Find out how you could make the move to  
Romeo Place, Stratford-upon-Avon.

**Call 0800 201 4106 or  
visit [mccarthystone.co.uk/  
romeo-place](https://mccarthystone.co.uk/romeo-place)**



A large print version of this brochure is available on request.

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July 2024

We subscribe to and comply with the Consumer Code



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

Protection for new-build home buyers

To find out more, call **0800 201 4106**  
or visit [mccarthystone.co.uk/romeo-place](https://mccarthystone.co.uk/romeo-place)

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