

11 Hathaway Court, Warwickshire, CV37 6HH



Price: £99,950

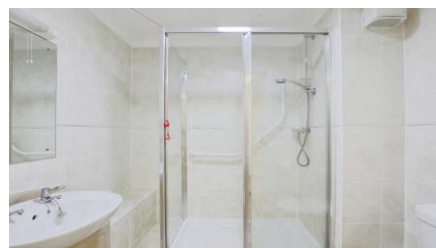
Lease: 106 years and 9 months

A RECENTLY RE-DECORATED ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH DIRECT ACCESS TO COMMUNAL AREAS. 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. 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.

- Development Manager
- Lift
- Communal Lounge
- 24/7 emergency call system

- Communal gardens
- Minimum Age 60
- Communal Laundry
- Guest Room

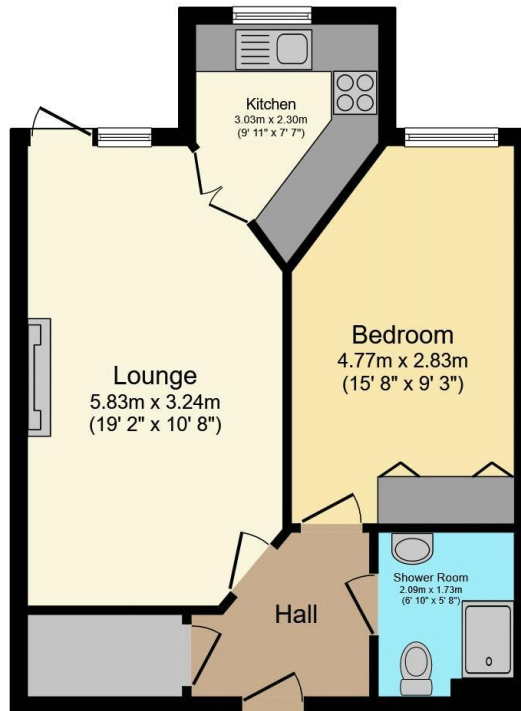
- Lease 125 years from 2007
- Service Charge £3029.96
- Ground Rent £425.00



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

Visit us at:

retirementhomesearch.co.uk



Total floor area 46.6 sq.m. (502 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			
A	(92+)		
B	(81-91)	84	86
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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For Financial Year Ending: 28/02/2025

Annual Ground Rent: £425

Ground Rent Period Review: 2030

Annual Service Charge: £3029.96

Council Tax Band: D

Event Fees: 1% Transfer, 1% Contingency

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