

34 Hathaway Court, Alcester Road, Stratford upon Avon, Warwickshire, CV37 6HH



Price: £115,000

Lease: 106 years and 6 months

A ONE BEDROOM RETIREMENT PROPERTY LOCATED ON THE SECOND 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. 245 properties are available for sale in the McCarthy & Stone Retirement Properties.

- 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
- Service Charge £3029.96, Ground Rent £425.00



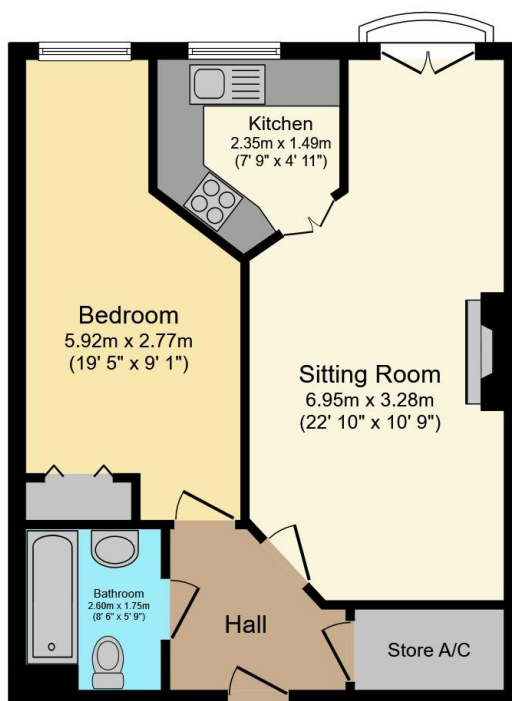
For more details or to make an appointment to view, please contact **Charlotte Harvey**

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Total floor area 49.8 sq.m. (536 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 28/02/2026

Annual Ground Rent: £425

Ground Rent Period Review: Next Uplift 2030

Annual Service Charge: £3029.96

Council Tax Band: D

Event Fees: 1% Transfer, 1% Contingency

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