



EARLES
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Apt.15, Romeo Place, Alcester Road, Stratford-upon-Avon, Warwickshire, CV37 9WF

Earles are pleased to represent McCarthy and Stone with a beautiful, one bedroomed retirement apartment for sale in the brand new development of Romeo Place, Stratford-Upon-Avon.

This gorgeous 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 (with free Wi-Fi) and large gardens for socialising. There will be lifts to all floors as well as car parking onsite - including guest parking. There will also be a hotel-style guest suite as a convenient alternative when people come to stay. Pets are welcome too!

Located on Alcester Road, this will be a superb Retirement Living development offering 33 one bedroom and 22 two bedroom beautiful retirement apartments, many with private balconies or patios. These 55 retirement properties for sale in Stratford-upon-Avon will share attractive communal facilities and a convenient location on the outskirts of this wonderful medieval town. The market town is close to gorgeous rolling countryside and the beautiful river Avon which runs through it, as does the historic Stratford-upon-Avon Canal, making it an ideal spot for river cruises, tours and outdoor pursuits.



£147,500

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Low Maintenance and Sociable

Alcester Road Retirement Living development is being designed to encourage community feeling to flourish, while also allowing you to enjoy the complete privacy of your own spacious retirement apartment. You'll enjoy stylish well-maintained communal spaces, including the well-appointed lounge with free Wi-Fi, and a lush, landscaped garden - ideal for meeting your friends, neighbours and family for a drink and a chat. We find the communal facilities soon become social hubs – a hive of informal gatherings and regular clubs, events and meet-ups to suit all sorts of interests. Our communities offer things like film nights, pie and mash lunches, knitting clubs, cocktail evenings, music, yoga, birthday parties and even the odd fiesta.

Safe and secure

All our new retirement apartments are designed with intelligent ergonomics and Modern Methods of Construction to ensure they are a joy to live in. As well as being well-insulated, warm and energy-efficient, they have the latest safety and security features built in. You'll benefit from a 24-hour emergency call system, intruder alarms, fire detection and door camera entry, so you can see who it is before answering the door - as well as the reassurance of a manager onsite in office hours.

Shared Ownership Scheme

You can buy part of your home and pay rent on the rest, so you can move in and enjoy the benefits of the McCarthy Stone lifestyle without committing to outright purchase. The Shared Ownership scheme is run in conjunction with Homes England, our government approved partner.

Benefits of this include:-

- . You can enjoy the McCarthy Stone lifestyle without paying the full purchase price.
- . Buying a percentage share of the property allows you to manage your finances to cater for possible future needs.
- . If you buy 75% of the value of the property, there is no rent to pay on the outstanding share.
- . If you buy 50% of the value of the property, you will pay rent on the outstanding share.
- . You could claim up to £500 a year to help with essential repairs in the first 10 years.

With this scheme, you can purchase up to 75% of the value of your property – and if you own 75%, you won't pay any rent on the outstanding 25% share. It provides a more affordable way to buy one of our retirement properties.

Additional Information

Services:
Mains electricity, water and drainage are connected to the property.

Tenure:
The property is Leasehold with 999 year lease. Vacant possession will be given upon completion of the sale.

Photo's shown are for the show home apartment as an example, not of the specific apartment.

Viewing:
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
	85		
<small>Very energy efficient - lower running costs</small> <small>192 plus</small> A <small>(91-107)</small> B <small>(109-133)</small> C <small>(135-149)</small> D <small>(151-177)</small> E <small>(179-215)</small> F <small>(217-255)</small> G <small>Not energy efficient - higher running costs</small>	EU Directive 2002/91/EC	<small>Very environmentally friendly - lower CO₂ emissions</small> <small>192 plus</small> A <small>(81-97)</small> B <small>(100-85)</small> C <small>(105-81)</small> D <small>(128-54)</small> E <small>(121-58)</small> F <small>(11-20)</small> G <small>Not environmentally friendly - higher CO₂ emissions</small>	EU Directive 2002/91/EC
England & Wales		England & Wales	