

Peter Clarke



4 Harvard Place, Springfield Close, Stratford-upon-Avon, CV37 8GA

- GROUND FLOOR APARTMENT
- 24 hour emergency call system
- Residents lounge and on site restaurant
- Located next to the Rosebird Retail Park with Waitrose, pharmacy, veterinary practice and Costa drive-through
- On-site Estate Manager
- High quality fittings and recently redecorated throughout



£185,000

ACCOMMODATION

Accessed via the communal hallway. Entrance hall with double utility cupboard, intercom system control panel. Sitting/dining room with door onto private patio, five double sockets, media port and telephone point. Kitchen with range of matching wall and base unit with wood effect work top over incorporating stainless steel sink with drainer and four ring electric hob with brushed metal extractor fan hood over, integrated appliances including oven, microwave and fridge freezer, tiled flooring. A good sized double bedroom with walk in wardrobe with fitted clothing unit including three rails, shelving and drawers, internal light. Four double sockets, TV aerial point, telephone point and emergency pull cord. Shower room with walk in shower cubicle with grab rail, wash hand basin unit with low level cupboards, work top and back lit mirrored cabinet over, chrome heated towel rail, non-slip flooring and emergency pull cord.

Outside there is a private square paved patio seating area with communal lawns beyond.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 999 years from 2018, although we have not seen evidence. Ground rent is £454 a year and the current service charge amounts to £8,324.76 per year. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric heating.

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.

PARKING: Parking Permit Scheme (Subject To Availability) - The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the on-site Manager on site for availability.

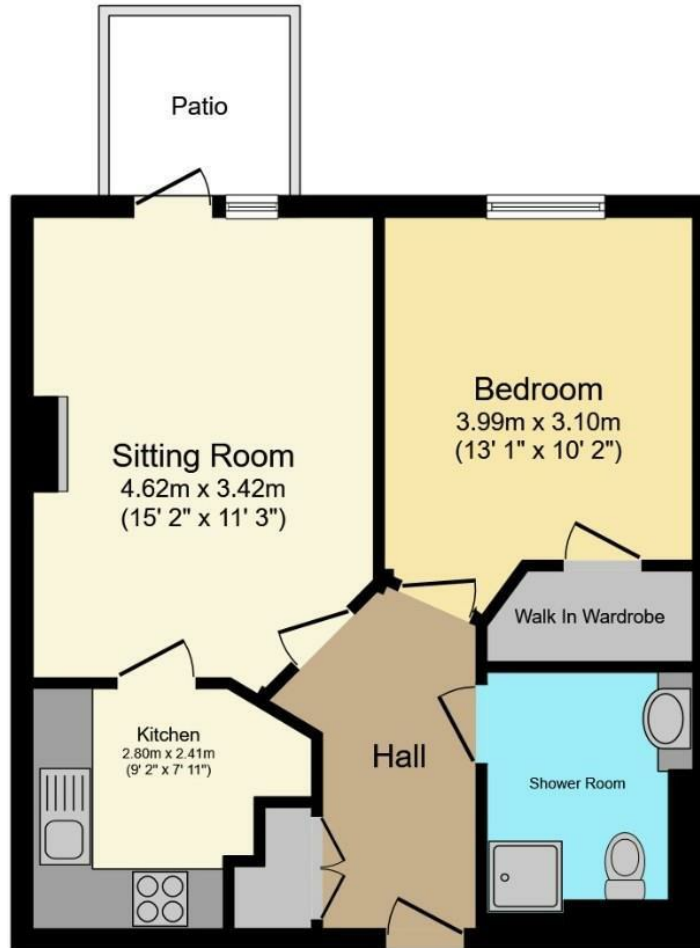
AGENTS NOTE: Additional fees payable on sale or letting is 1% to McCarthy and Stone.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



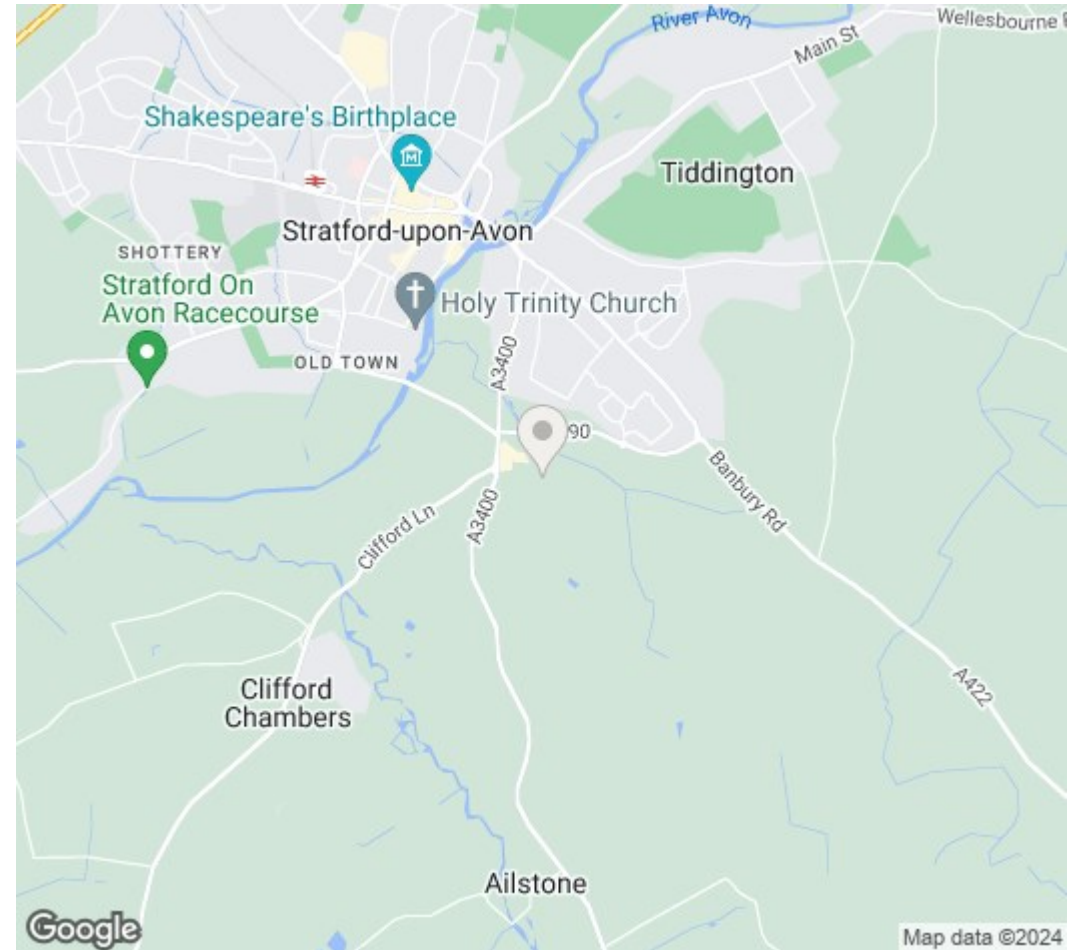


Floor Plan

Total floor area 47.2 sq.m. (508 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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