

Peter Clarke



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

- A luxury, two bedroom ground floor retirement apartment
- A stunning development built in 2018 consisting of 56 beautiful one and two bedroom Retirement Living PLUS apartments
- Estate Manager on site
- Superb field views
- Supermarket, pharmacy, veterinary surgery, Costa drive through and day community hall as part of the adjacent retail development
- Regular clinics held by Rother House doctors surgery



£325,000

### HARVARD PLACE

The property is part of the McCarthy&Stone Harvard Place complex providing independent living for the over-70's. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and a 24-Hour emergency call system. The development also has a large, communal homeowners' lounge, fitted with audio visual equipment and WiFi. This is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room.

At an extra charge and for added convenience there is an onsite waitress service restaurant with freshly cooked meals provided every day. Within the complex there is the added bonus of a mobility scooter room which is fitted with charging points and a laundry room. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

### ACCOMMODATION

Entrance Hallway with front door with spy hole leads to the large entrance hall with 24-hour Tunstall emergency response pull cord system, illuminated light switches, security door entry system with intercom and emergency pull cord, two large walk-in storage cupboards. Sitting room, a well-proportioned room with glazed French door leading onto communal gardens with seating area, lovely rural views, partially glazed door leads to the kitchen with a range of low and eye level units fitted with drawers and wood effect work surfaces over and pelmet lighting, stainless steel sink with mono lever tap and drainer, built-in eye-level electric oven with microwave above, ceramic hob with cooker hood over and glass splash back, integrated full height fridge/freezer. Main double bedroom with full height window offering views across the communal gardens, walk-in wardrobe with hanging space, drawers, shelving and room for a perching seat. Bedroom Two, a bright and spacious double bedroom with views across the communal gardens and fields beyond and emergency pull cord. Shower Room with anti-slip flooring, wc, wash hand basin set in a vanity unit providing cupboard storage beneath, large illuminated mirror-fronted medicine cupboard above, large level-access wet room style shower area with grab rails. Separate cloakroom with wc, wash-hand basin set in a vanity unit providing cupboard storage below, illuminated mirror and emergency pull cord.

### 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: £510 per annum with a review on 1st Jan 2033. This should be checked by your solicitor before exchange of contracts.

**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. Service charge: £10,253.88 per annum (up to financial year end June 2023).

**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.

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

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

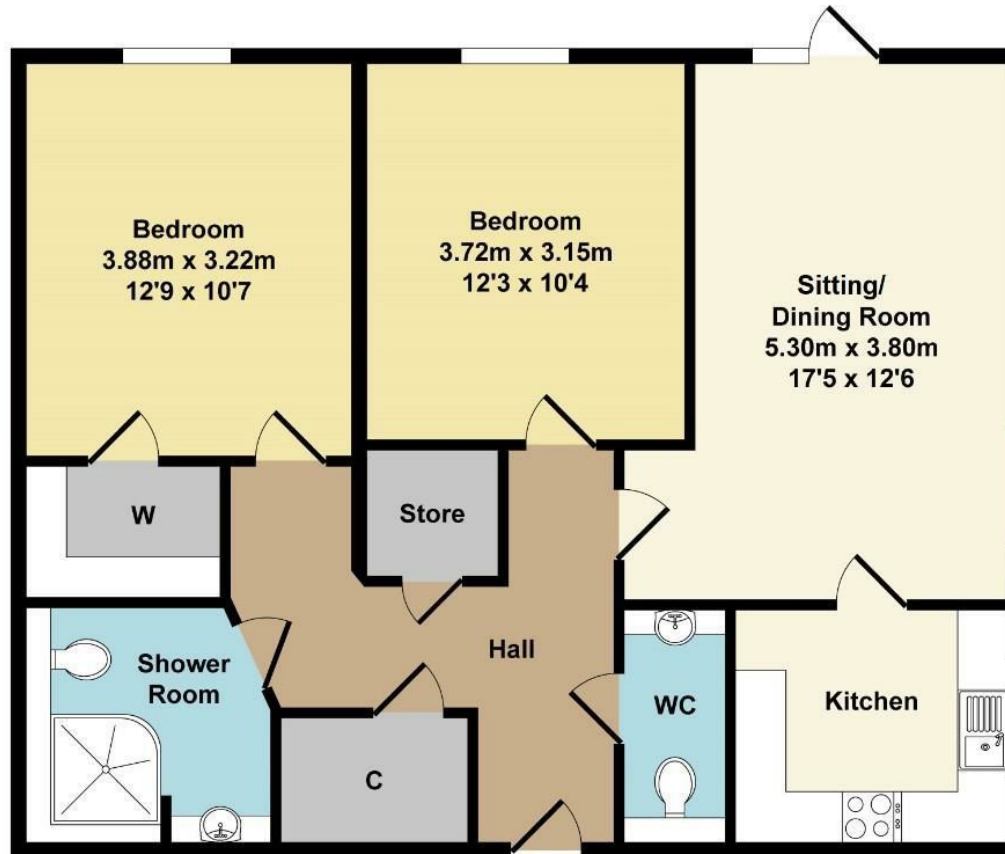
**VIEWING:** By Prior Appointment with the selling agent.

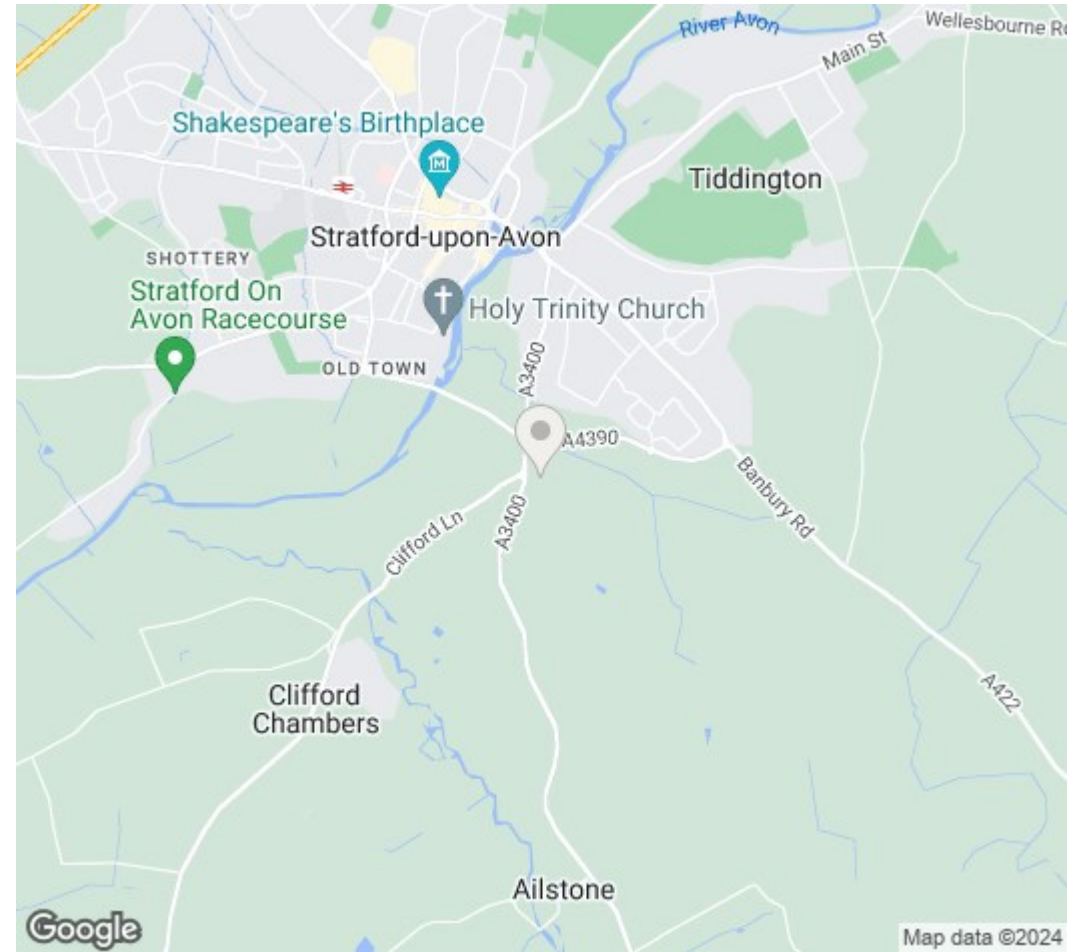


# Harvard Place, Stratford upon Avon

## Total Approx. Floor Area 74.80 Sq.M. (805 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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.

Six multi-award winning offices  
serving South Warwickshire & North Cotswolds

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