



**Harvard Place , Springfield Road**  
Stratford-upon-Avon, CV37 8GA



# Guide Price £269,000

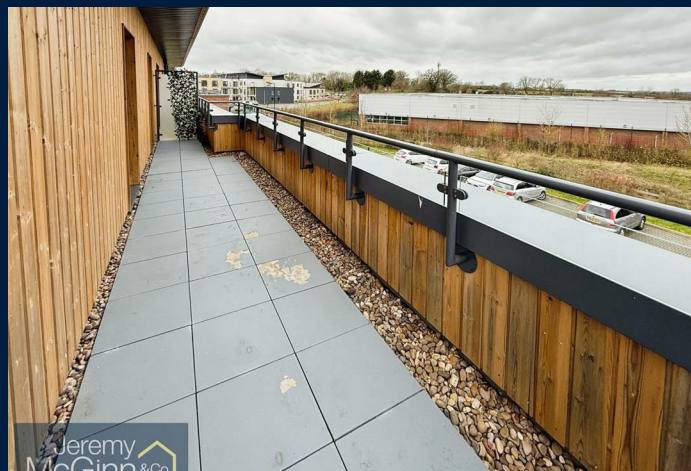


## FABULOUS SECOND FLOOR RETIREMENT APARTMENT WITH WRAP AROUND BALCONY

A chance to acquire a fabulous high spec second floor apartment, constructed by renowned retirement living developers McCarthy & Stone in 2018. The development is exclusively for the over 70's and offers a fantastic level of in-house facilities to ensure the comfort and well being of owners including home owners' lounge, restaurant, communal grounds, laundry, video entry system, lift and guest suite. There are dedicated on-site staff operating a 24 hour emergency call system.

The development is situated on the south side of Town close to Waitrose and the Rosebird Centre Pharmacy. The property itself comprises a superbly appointed and generously proportioned second floor apartment with wrap around balcony enjoying beautiful views over the nature reserve to the rear.

The accommodation has been specifically designed to make the owners' life comfortable and secure - Communal Reception Hall from which a lift gives access to all floors, Generous Reception Hall with large Utility Cupboard, Dual Aspect Living Room with door onto the Balcony, High Spec Fitted Kitchen inc range of integrated appliances, Generous Double Bedroom with Walk-In Wardrobe & Luxury Wet Room.







**Tax Band: D**

**Council:** Stratford upon Avon District Council

**Tenure:** Leasehold

Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.



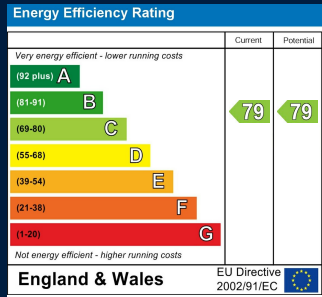
# Floor Plan



# Map



# Energy Performance



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