



Harvard Place , Springfield Road

Stratford-upon-Avon, CV37 8GA

Jeremy
McGinn & Co 

Available at 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.

Annual Service Charge - Circa £8768.74 (subject to confirmation)
Ground Rend - £435.00 pa





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.

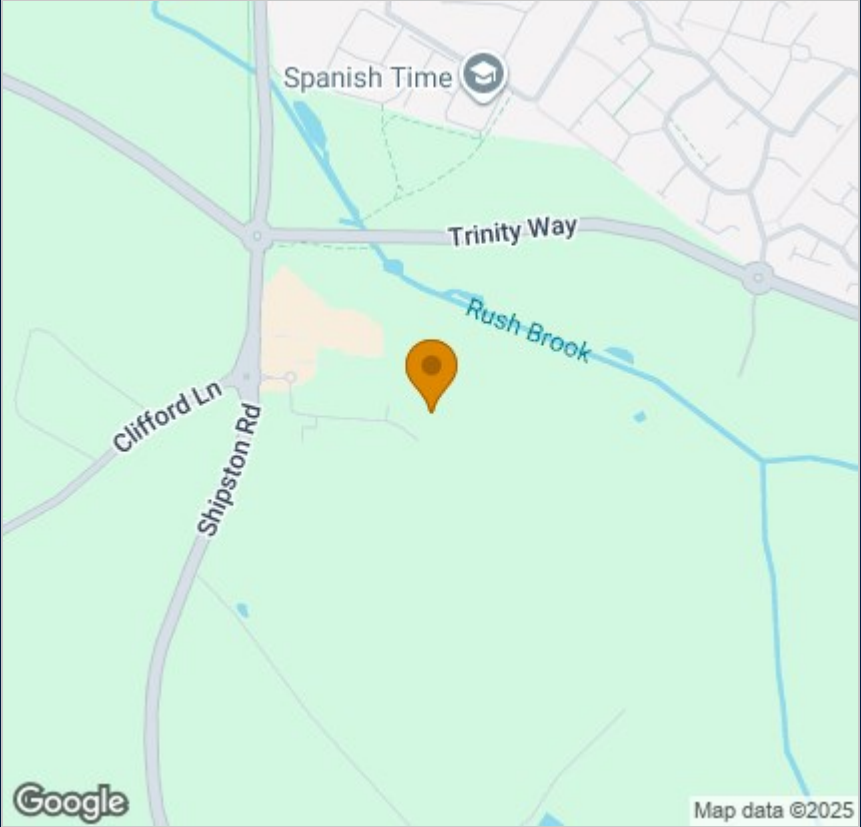
Floor Plan



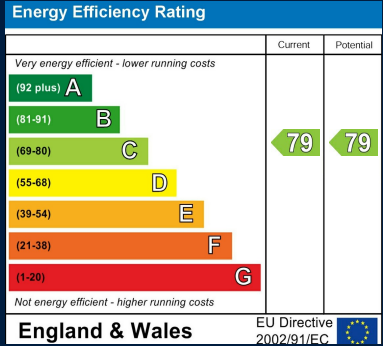
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
Tel: 01789 868168 Email: stratford@jeremymcginns.com
www.jeremymcginns.com

Map



Energy Performance



Jeremy McGinn & Co