



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

A CHANCE TO ACQUIRE A FABULOUS HIGH SPEC FIRST 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 HOMEOWNERS' LOUNGE, RESTAURANT, COMMUNAL GROUNDS, LAUNDRY 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 FIRST FLOOR APARTMENT, WITH BEAUTIFUL VIEWS OVER GREEN SPACE TO THE FRONT AND HAS BEEN SPECIFICALLY DESIGNED TO MAKE THE OWNERS' LIFE COMFORTABLE AND SECURE - COMMUNAL RECEPTION HALL, INNER HALLWAY, LIVING ROOM WITH JULIETTE BALCONY, FITTED KITCHEN INC APPLIANCES, GENEROUS DOUBLE BEDROOM WITH WALK-IN WARDROBE & WET ROOM.

THE ACCOMMODATION COMPRISES:

Communal Entrance

Hall

A generous reception hall with large walk in cupboard, wall mounted electric heater, inset ceiling lights and oak veneered doors off: -

Living Room 12' 7" x 19' 8" max (3.83m x 5.99m)

A truly spacious room with Juliette balcony from which there are distant views across to Ilmington Hill. T.V. point, power points, wall mounted electric heater, two wall light points and large walk in cupboard providing excellent storage.

Breakfast Kitchen 6' 9" x 11' 10" (2.06m x 3.60m)

With range of base cupboards surmounted by laminate work surface and wall cupboards over. Stainless steel single drainer sink unit, integrated oven, microwave, four ring ceramic hob and extractor. Built in fridge freezer, power points, ceramic tiled floor, ceiling light point, extractor vent and double glazed window.

Bedroom 10' 3" min 14' 11" max x 11' 6" (3.12m x 3.50m)

Deep double glazed window, power points, wall mounted electric heater, telephone point, ceiling light point, walk in wardrobe with fitted hanging rails, shelves and drawers along with an automatic light.



Wet Room 7' 0" x 7' 3" (2.13m x 2.21m)

With walk in shower area also suitable for anyone in a wheelchair, wash basin with vanity cupboard under and low flush W.C. Fitted vanity cupboard, extractor vent and ceiling light point.

Services

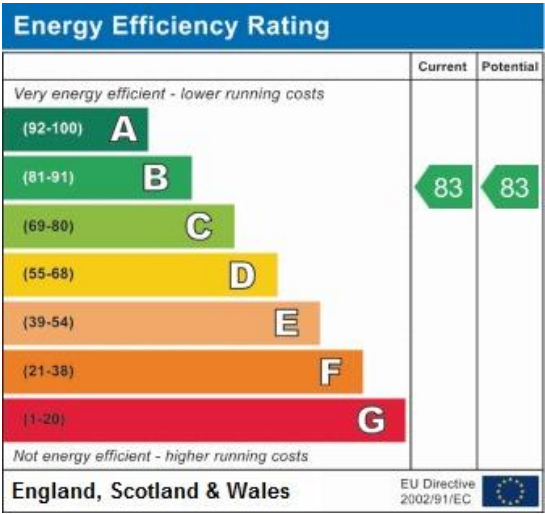
We have been advised that mains electric, water and drainage are connected to the property and should be checked with solicitors before exchange of contracts

Tenure

We understand that the property is Leasehold with a Service Charge of £127.12 per week and Ground Rent of £8.34 per week. However, we advise all interested parties to obtain verification though their Solicitors or Surveyor.

Local Authority

Stratford on Avon DC – Council Tax Band D



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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