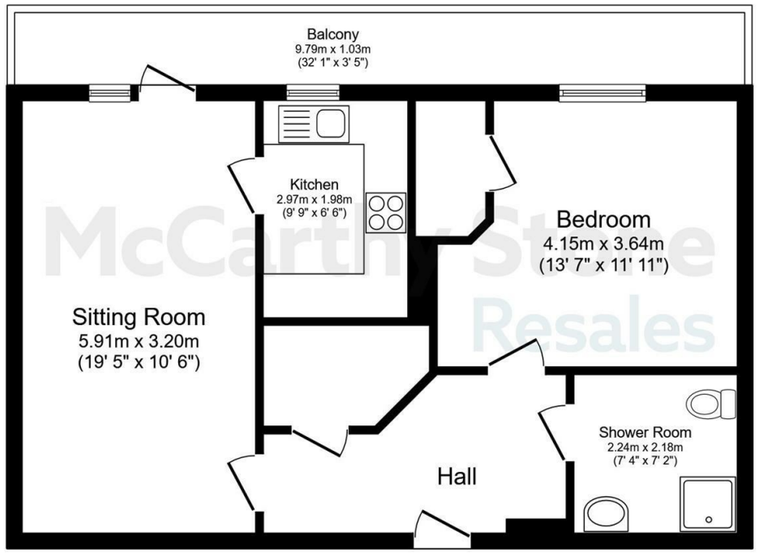
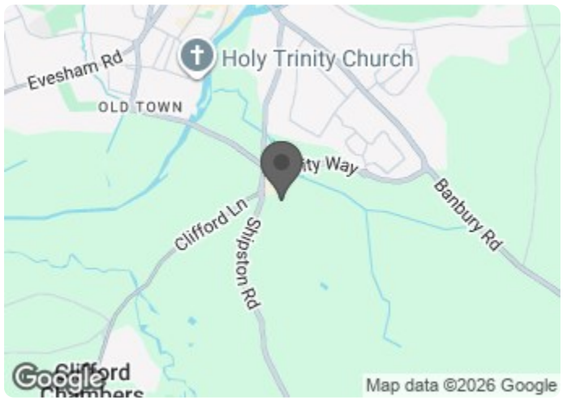
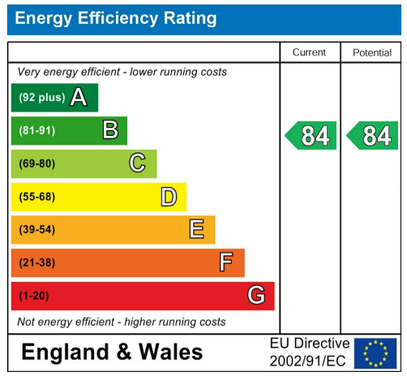
McCarthy Stone
Resales




Total floor area 57.8 sq.m. (623 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Council Tax Band:** D

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The Property Ombudsman

McCarthy Stone
Resales

# 38 Harvard Place

Springfield Close, Stratford-Upon-Avon, CV37 8GA

## Asking price £190,000 Leasehold

SPACIOUS one bedroom, first floor apartment benefitting from a WESTERLY ASPECT and access to a WALK OUT BALCONY providing garden views. The apartment further boasts a modern kitchen, DOUBLE BEDROOM and a CONTEMPORARY wet room. Part Exchange and Entitlements Advice available.

## Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Harvard Place, Stratford-Upon-Avon, CV37 8GA

# 1 Bed | £190,000

**Summary**
Harvard Place is a stunning development built in 2018 consisting of 56 beautiful one and two bedroom Retirement Living PLUS apartments, located in the medieval town of Stratford-upon-Avon. For your reassurance, the development has 24-Hour on-site staffing, secure camera entry systems and a 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom. An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team.
There is an onsite table service restaurant with freshly cooked meals every day. The development also has a large, communal homeowners' lounge, fitted with audio visual equipment and WiFi. This is a superb venue for socialising with homeowners, 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, tea and coffee making facilities and a TV. 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.

**Local Area**
Stratford-upon-Avon is, of course, now synonymous with William Shakespeare, and the town's cultural and historical offerings don't disappoint. A stroll through the town will lead you past a number of well-preserved 16th century Tudor houses. You can also visit Shakespeare's grave at the beautiful Holy Trinity Church, and the world famous Royal Shakespeare Theatre gives performances year round.
The River Avon winds its way through the town, where you can enjoy a River Cruise and get to know the town and the historic canals. You'll find a host of amenities on your doorstep, from a supermarket next door to a retail park very close by, where there is an outreach doctor's surgery (This is for Rother House Surgery), along with the pharmacy, veterinary surgery and day community hall. From the retail park you can catch a shuttle service to the town centre.

**Entrance Hallway**
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall along with Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord. From the hallway there is a door to a walk-in storage cupboard / airing cupboard. Further doors lead to the living room, bedroom and bathroom.

**Living Room**
A well-proportioned living room with westerly aspect and the benefit of a French door leading to a walk-out balcony which overlooks landscaped gardens. The room provides enough space to accommodate a small dining set. TV and telephone points, Sky Q connection point, two ceiling lights and raised electric power sockets. Partially double glazed door leads in to a separate kitchen.

**Kitchen**
Modern fitted kitchen with a range of white high gloss low and eye level units fitted with drawers and dark grey work surfaces, over and pelmet lighting. Stainless steel sink with mono lever tap and drainer. Eye level microwave with oven below, ceramic hob with cooker hood over and glass splash back and an integrated fridge/freezer.

**Bedroom**
A bright and spacious double bedroom with full length window with views across the communal gardens and a door leading onto a walk in wardrobe. TV and telephone points, ceiling light, raised electric power sockets and an emergency pull cord.

**Shower Room**
The large, partially tiled wet room with anti-slip flooring, comprises of a modern fitted white suite to include; WC with concealed cistern, wash hand basin inset to a vanity unit with illuminated mirror/medicine cabinet above and large level access walk in shower with grab rails. Shaving point, electric heated towel rail, extractor fan and emergency pull-cord.

**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 annual service charge is £9,647.40 for financial year ending 30/06/2027.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.
*free Entitlement Service* Check out benefits you may be entitled to.

**Lease Information**
Ground Rent: £435 per annum
Ground rent review date: 1st Jan 2033
Lease Length: 999 years from 1st Jan 2018
Managed by: McCarthy and Stone Management Services

**Moving Made Easy & Additional Information**
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:
• FREE Entitlements Advice to help you find out what benefits you may be entitled to. .
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage