



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

£436,150

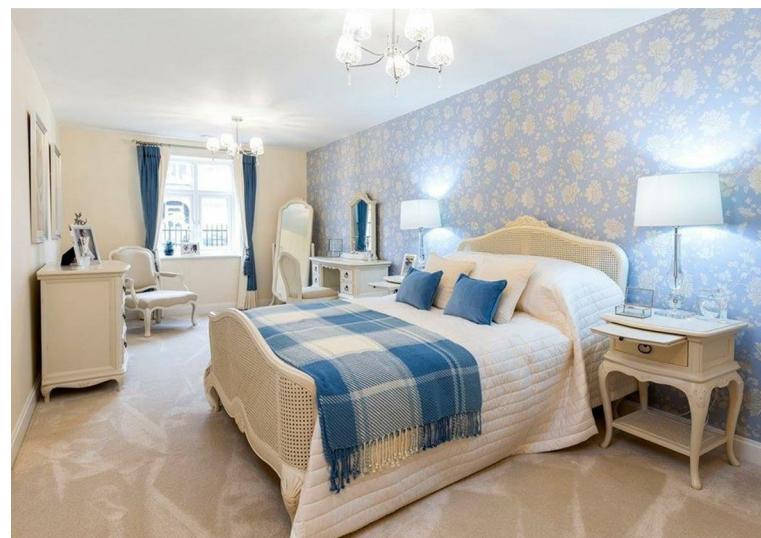
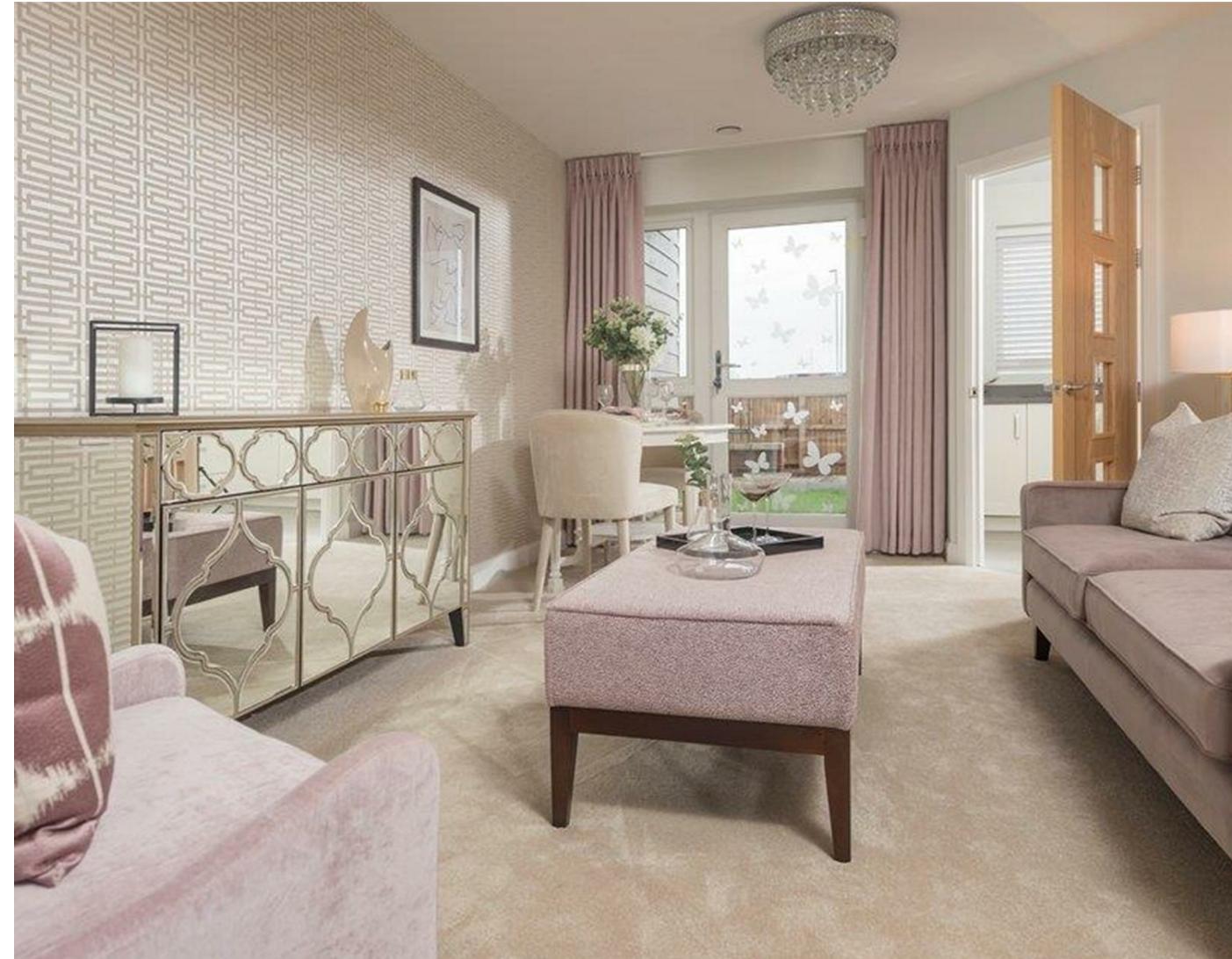
**KING**  
HOMES

A beautiful luxury retirement development featuring a total of 56 Retirement Living PLUS apartments built in 2018 by McCarthy Stone. Only a limited number remain available and are BRAND NEW. Residents must be age 70 and over.

Retirement Living PLUS allow residents to live independently with support to suit their needs, and you only pay for what you require. There are a range of personal care packages to suit your requirements, which are provided by the onsite CQC registered care team. For your own peace of mind this site has 24/7 staffing and a 24/7 emergency call system provided via a personal pendant, and also static call points in the bedroom and bathroom.

Each apartment, built to a high specification comprises; Entrance hallway with WC and storage cupboards, living room with raised power sockets and french doors leading out to the patio area, modern fitted kitchen with a range of low and eye level appliances, two double bedrooms with one having a walk in wardrobe, large walk in shower room with slip resistant flooring.

The large communal lounge with tea and coffee making facilities makes the perfect place to socialise with other residents or visitors. Visitors are allowed to stay in the guest suite at a cost of £25 per night. There is also a dedicated laundry room. The Waitrose supermarket next door means you're never too far away from any shopping requirements and if you don't fancy cooking on any particular day you can order a meal from the on site restaurant with waitress. The weekly menu is made available and residents can order on any days they desire, which is payable at roughly £6 per meal.



## Service charge breakdown

Service charge £823.30 per month

- 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.

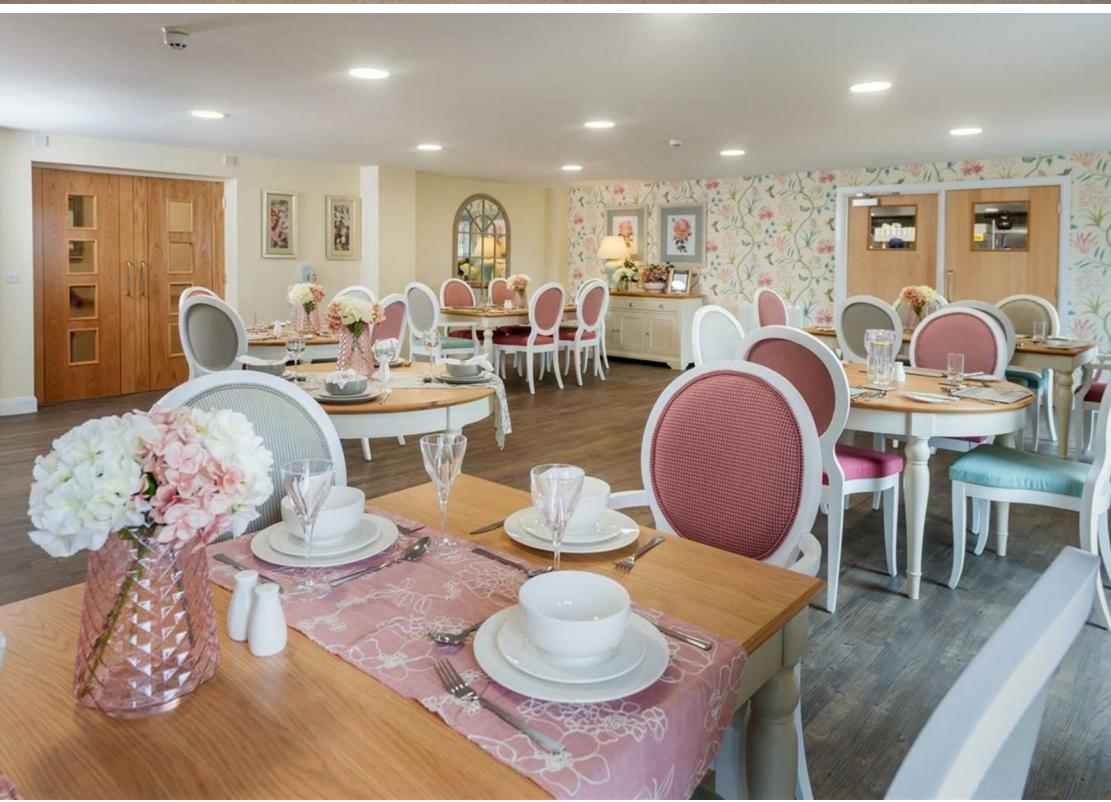
## Retirement Living Plus explained

Retirement Living PLUS allow residents to live independently with support to suit their needs and offer these added benefits for peace of mind:

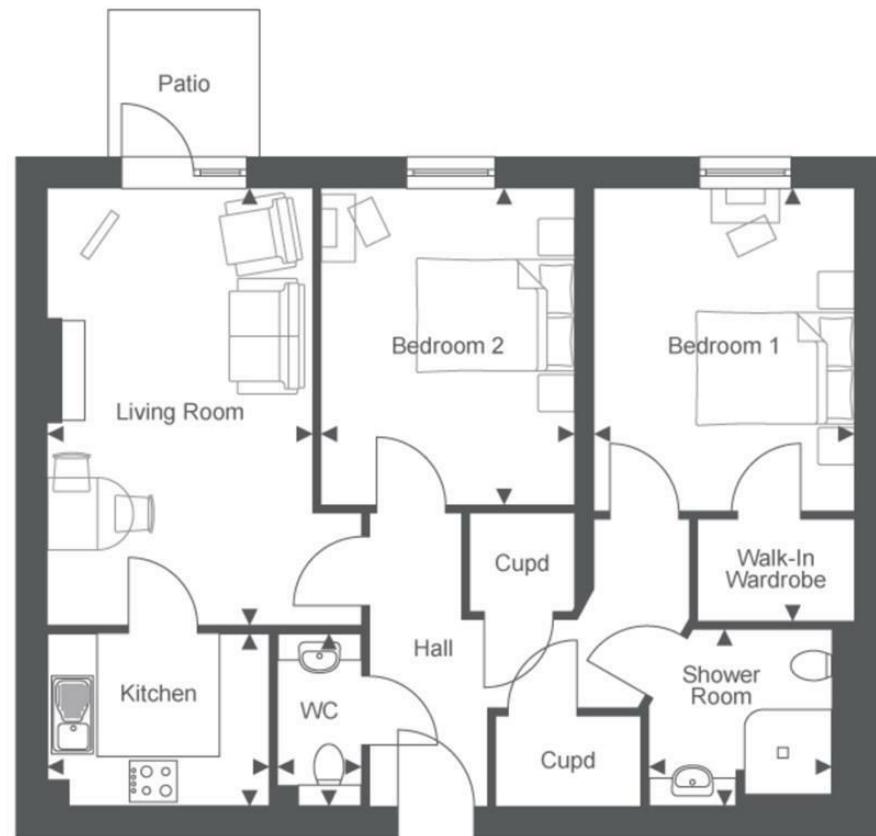
An onsite chef-run bistro or restaurant open 365 days a year  
A CQC registered manager and team onsite 24 hours/365 days a year

One hour of domestic assistance a week

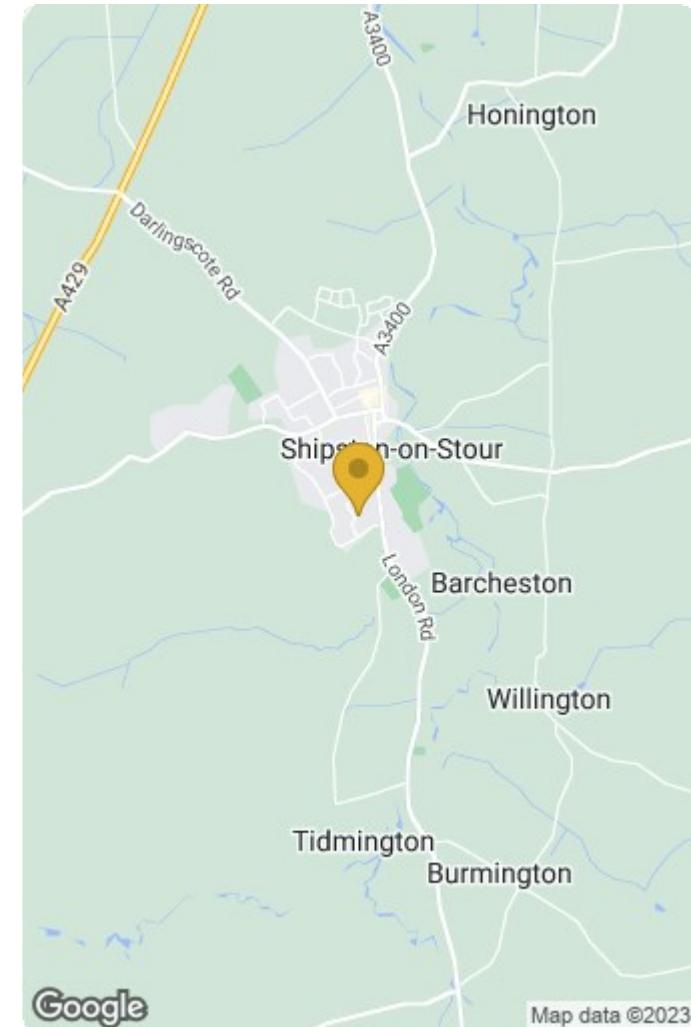
The option of flexible domestic and personal care packages tailored to your needs, for instance laundry, cleaning, grocery shopping and support.







Living Room	10' 6" x 17' 6"	3190mm x 5325mm
Kitchen	8' 10" x 6' 11"	2700mm x 2100mm
Shower Room (Max)	7' 4" x 7' 1"	2247mm x 2147mm
WC	3' 5" x 6' 11"	1050mm x 2100mm
Bedroom 1 (Max)	10' 4" x 17' 4"	3152mm x 5278mm
Bedroom 2	10' 1" x 12' 8"	3078mm x 3853mm



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		