

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

- NO CHAIN
- 50% shared ownership opportunity
- Harvard Place retirement complex with excellent shared facilities
- On site restaurant, residents lounge plus more
- Balcony and walk in wardrobe
- 24 hour House Manager
- Lift access

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50% Shared Ownership £49,950

NO CHAIN. A rare opportunity to purchase a 50% share in a one bedroom apartment for the OVER 70's, forming part of a recently built complex. Situated close to Waitrose, Rosebird pharmacy, and with bus routes into town.

ACCOMMODATION

Located on the first floor accessed via a lift from the communal entrance hall. Entrance hall with double cupboard housing pressurised water tank and Vent Axia air circulation unit. Sitting/dining room with door onto balcony, opens into kitchen with range of matching wall and base units with work top over incorporating stainless steel sink with drainer and four ring ceramic hob with brushed metal extractor fan hood over, integrated oven, microwave and fridge freezer. Bedroom with window to rear, fitted walk in wardrobe with rails, shelving and drawers. Wet room with non-slip flooring, shower area with shower curtains, wash hand basin with drawers and work top, wc, chrome heated towel rail, part tiled walls.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold although we have not seen evidence. The lease is 999 years with 994 years remaining. The current ground rent is £435.00 per annum, the service charge is approx. £7640.52 per annum and in addition, the monthly rent is approx. £532.61. This should be checked by your solicitor before exchange of contracts.

AGENTS NOTE: There is a nomination period for shared ownership for an initial period of eight weeks. All purchasers must be pre-qualified by Heylo Resales before an agreed sale can proceed.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

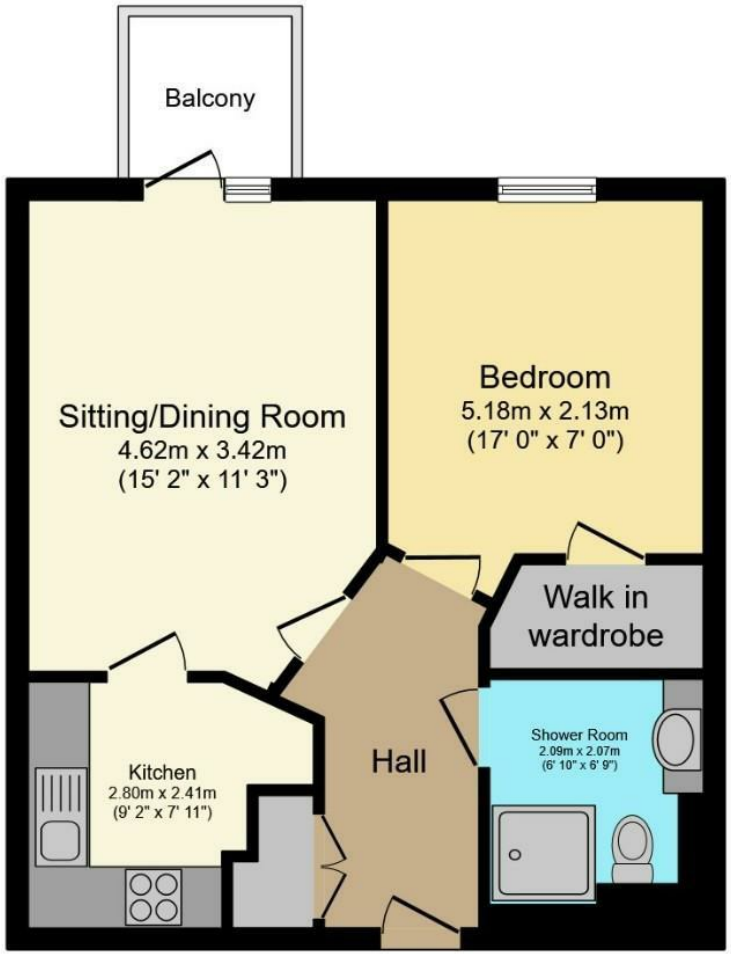
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.









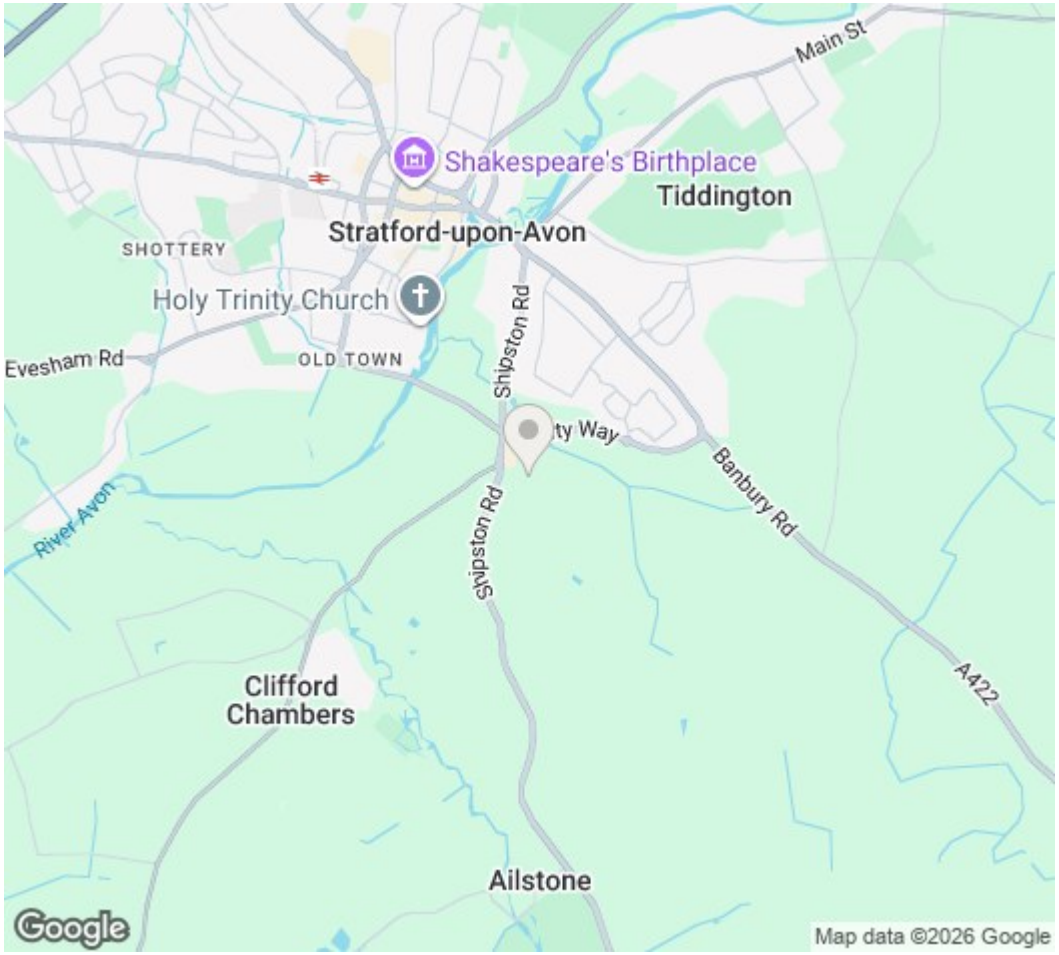
Floor Plan

Total floor area 47.2 sq.m. (508 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox







DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

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