

Peter Clarke



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

Offers over £225,000

A generous one bedroom first floor retirement living plus apartment for the over 70s, situated in the recently constructed Harvard Place development, built by McCarthy and Stone in 2018. The apartment has high specification fittings, spacious accommodation including a balcony with views, and comes with superb communal facilities which include a homeowners lounge, restaurant, laundry facilities, a guest suite, landscaped communal grounds and a roof top garden. Situated in close proximity to Waitrose and the Rosebird Centre pharmacy. NO CHAIN.



STRATFORD UPON AVON is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications with the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

ACCOMMODATION The apartment is located on the first floor. A door leads to

ENTRANCE HALL with walk in storage cupboard housing Pulsar coil hot water tank and Vent Axia control system.

SITTING/DINING ROOM with double doors to **BALCONY** with black surround glass railings and decked flooring. A large room with space for seating and dining, plus a useful **STUDY/CUPBOARD** with internal light.

STYLISH KITCHEN with window to front, range of matching wall and base units with working surface over incorporating stainless steel sink with drainer, four ring electric hob and brushed metal extractor fan hood over, integrated appliances include Neff double oven, hood over, microwave and fridge freezer. Space for small table and chairs, ceramic tiled flooring.

DOUBLE BEDROOM with window to front and walk in wardrobe with range of fitted internal rails, shelving and drawers, internal light.

WET ROOM with shower, wash hand basin in vanity unit with drawers, wc, two grab rails, wall mounted chrome heated towel rail, non-slip flooring.

GENERAL INFORMATION

TENURE The property is understood to be leasehold with a lease from 2018. The current ground rent is understood to be approximately £435 per annum and the current service charge is understood to be £7,135.44 per annum. These details should be checked by your solicitor before exchange of contracts.

SERVICES We have been advised by the vendor there is mains water, electricity and drainage are connected to the property. However, this must be checked by your solicitor before exchange of contracts. Electric central 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.

DIRECTIONS: Head out of Stratford town centre via Bridgefoot. At the roundabout, take the second exit on to Shipston Road. Continue to the end of Shipston Road and at the roundabout head straight over. At the next roundabout take the first left towards Waitrose bearing right at the mini roundabout on to Springfield Close. Follow the road around to the left where you will find the development on the left hand side through gated access.

VIEWING: By Prior Appointment with the Selling Agents.

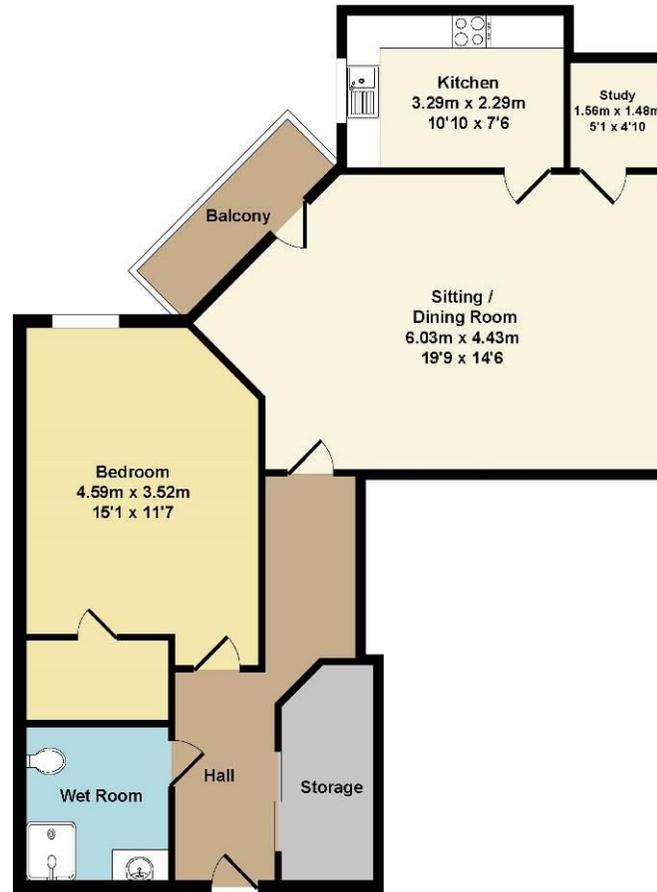
REGULATED BY RICS



Harvard Place, Springfield Close, CV37 8GA

Total Approx. Floor Area 76.50 Sq.M. (823 Sq.Ft.)

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



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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.



01789 415444

www.peterclarke.co.uk

53 Henley Street & 1 Meer Street, Stratford-upon-Avon, Warwickshire CV37 6PT

stratford@peterclarke.co.uk

Peter Clarke

Six offices serving South Warwickshire & North Cotswolds