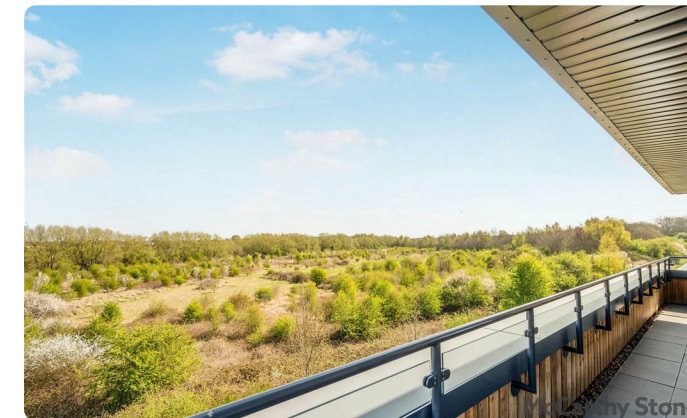
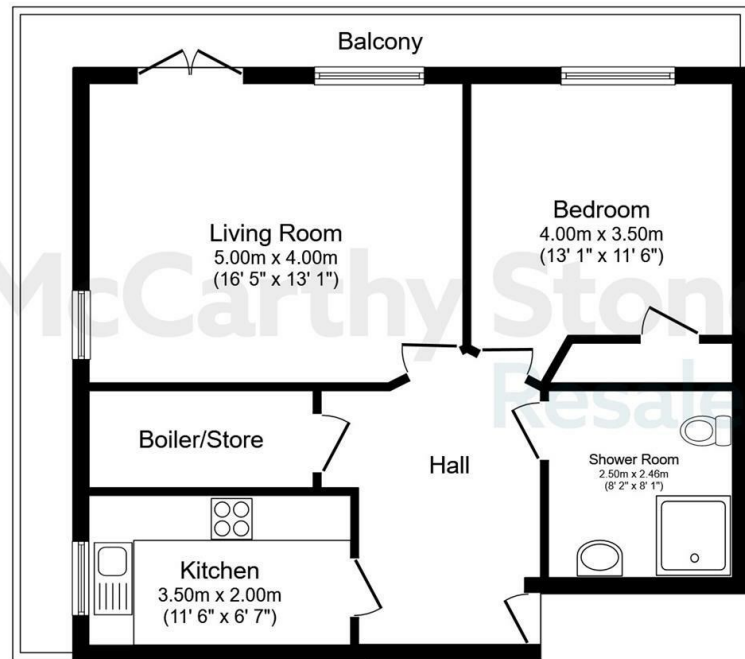


46 Harvard Place

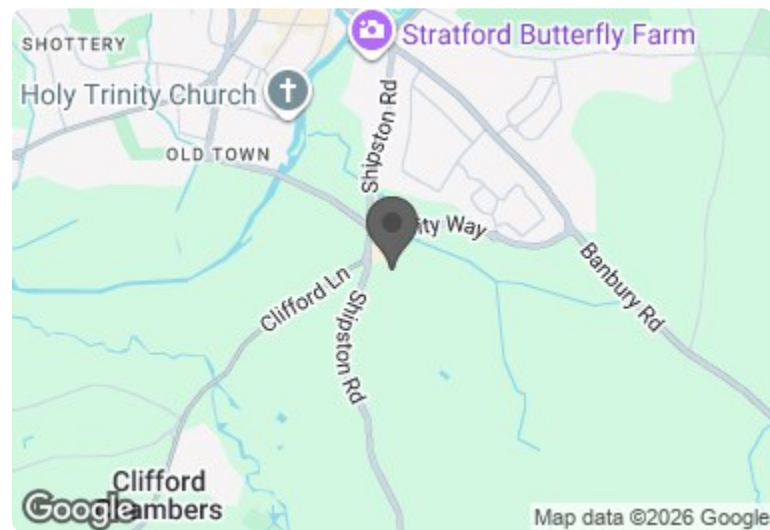
Springfield Close, Stratford-Upon-Avon, CV37 8GA

PRICE REDUCED



Total floor area 62.0 sq.m. (667 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PRICE REDUCTION

Asking price £210,000 Leasehold

Presented in 'A TURN KEY CONDITION having been freshly decorated and new carpets throughout, a spacious one bedroom apartment with the benefit of a large WRAP AROUND BALCONY providing outlook over the communal grounds and countryside beyond. The property boasts a dual aspect lounge, double bedroom with walk in wardrobe and modern kitchen and wet room.

Harvard Place is a popular MCCARTHY STONE retirement living plus development.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you



Harvard Place, Springfield Close, Stratford-

1 Bed | £210,000

PRICE
REDUCED

Harvard Place

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.

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. 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.

The development also has a large, communal homeowners' lounge, fitted with audio visual equipment and WiFi. This is a superb venue for socialising with 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.

For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided every day. 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.

Entrance Hallway

Front door with spy hole leads to a large hallway - the 24-hour emergency response system and door entry intercom system is situated in the hall along with smoke detector and illuminated light switches for ease of use. From the hallway there is a door to a walk-in storage cupboard/airing cupboard providing good storage space. Further doors lead to the kitchen, bedroom, lounge and shower room.

Lounge

A generously sized lounge with dual aspect incorporating three large windows allowing lots of natural light in, and a French door leading to a large wrap around balcony with outlook towards the rear gardens and countryside beyond. The room provides ample space for dining. TV and telephone points, Sky/Sky+ connection point, two ceiling lights and raised electric power sockets.

Kitchen

Modern fitted kitchen with a range of low and eye level units fitted with drawers and wood effect work surfaces over and pelmet lighting. A stainless steel sink with mono lever tap and drainer sits below the side facing window. Eye level oven and integral microwave, ceramic hob with cooker hood over and glass splash back and an integrated fridge/freezer.

Bedroom

A bright and spacious double bedroom with door leading to a walk in wardrobe with shelving and hanging rails. Full length window with pleasant outlook to balcony and rear countryside beyond. TV and telephone points, ceiling light and raised electric power sockets.

Shower Room

Fully tiled, modern suite with slip resistant flooring comprises level entry wet room style shower with support rails and curtain, WC with concealed cistern, wash hand basin inset to a vanity unit with illuminated mirror/medicine cabinet above. Shaving point, electric heated towel rail, extractor fan and emergency pull-cord.

Service Charge details

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service

charges please contact your Property Consultant or Estate Manager.

The Annual Service Charge for this property is £9,374.53 for the financial year ending 30/06/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease information

Ground rent: £435 per annum

Ground rent review: Jan 2033

Lease Length: 999 years from Jan 2018

Parking Permit Scheme

The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the on-site Manager on site for availability.

Moving Made Easy

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

