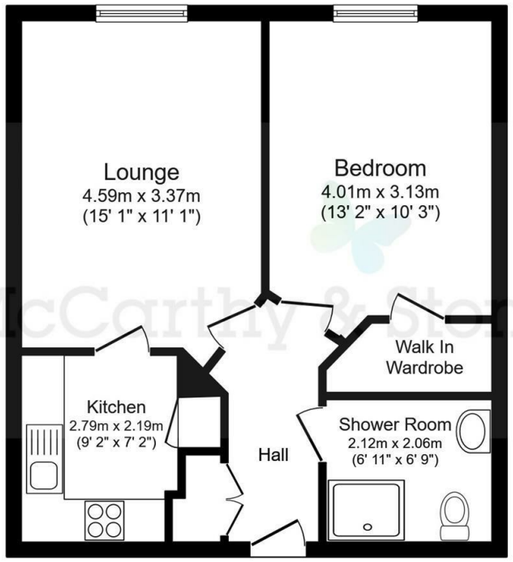

Total floor area 112.2 sq.m. (1,208 sq.ft.) approx

Printed Contact Details...

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

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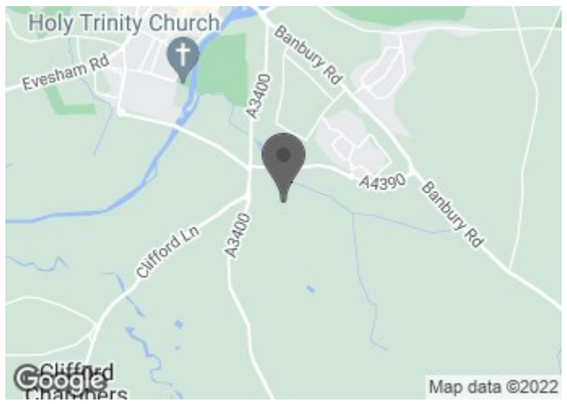
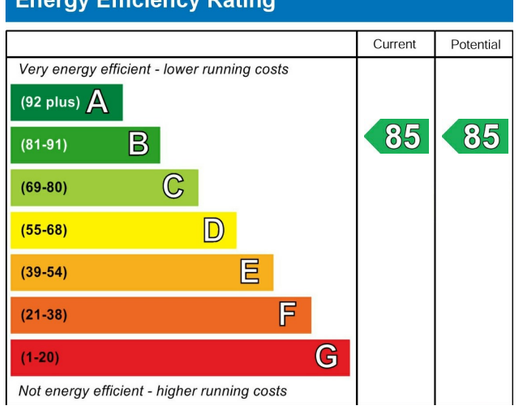
COUNCIL TAX BAND: D





McCARTHY STONE
RESALES

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The Property Ombudsman

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McCARTHY STONE
RESALES

43 HARVARD PLACE,

SPRINGFIELD CLOSE, STRATFORD-UPON-AVON,

An IMMACULATE one bedroom Retirement Living PLUS apartment maintained and offered in a LIKE NEW CONDITION ~Built & Managed by McCarthy Stone~

PRICE REDUCTION

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HARVARD PLACE,SHIPSTON ROAD,

1 BEDROOMS £250,000

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 entrance hallway, 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.

Harvard Place benefits from beautiful communal grounds around the building and a large roof terrace with seating can be accessed from the second floor.
In addition, an event room leads off the dining room and can be booked by home owners for social events. For an additional charge, the chef will provide a selection of buffet food for such gatherings.

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.

APARTMENT SUMMARY
This is a first floor apartment situated above the home owners' lounge and has the benefit of a double balcony. It is situated on the front of the building and faces south west. The double balcony leads from the living room and is large enough to accommodate outside seating and a table. This apartment has been recently re-carpeted throughout.

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 housing further storage space. Further doors lead to the bedroom, living room and bathroom.

LIVING ROOM
A well-proportioned living room with glazed French door leading to a double balcony. TV and telephone points, Sky Q connection point. Two ceiling lights. Fitted carpets, raised electric power sockets, wall mounted electric heater. Partially double glazed door leads in to a separate kit

KITCHEN
Modern fitted kitchen with a range of 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.

MASTER BEDROOM
A bright and spacious double bedroom with walk in wardrobe and full length window with views across the communal gardens. Central ceiling light, wall mounted electric heater, ample power points, TV and telephone points 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. Additional matching grab rails have been fitted.

PARKING PERMIT SCHEME (SUBJECT TO AVAILABILITY)
The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the on-site Manager on site for availability.

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 Service charge for this property is £7,355.30 per annum up to financial year end 30/06/2022. 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.

LEASE INFORMATION
Ground Rent: £435
Lease Length: 999 years from January 2018
Managed by: McCarthy and Stone Management Services