

# PRICE REDUCTION



McCarthy & Stone  
RESALES



15 Orchard Gate Banbury Road, Stratford-Upon-Avon, CV37 7HT  
Offers in the region of £350,000 LEASEHOLD

For further details  
please call 0345 556 4104



# 15 Orchard Gate Banbury Road, Stratford-Upon-Avon, CV37 7HT

A LUXUARY two bedroom over 55's retirement apartment in an idyllic setting. UNDER FLOOR HEATING THROUGHOUT. With views over the surrounding English countryside.

## Apartment

McCarthy & Stone Resales are delighted to offer this luxury two bedroom first floor retirement apartment at our prestigious Orchard Gate development. The property boasts under-floor heating throughout. A fully fitted kitchen with earth stone worktops, large lounge with feature fireplace, two double en-suite bedrooms master with walk in wardrobe and bathroom en-suite. The property includes all carpets curtains/blinds and light fittings where fitted and also has two owned designated parking places. MUST BE VIEWED TO APPRECIATE.

## Orchard Gate

Our sumptuous gated development on the outskirts of the famous historical town of Stratford-upon-Avon combines luxurious living with unrivalled English heritage. Thoughtfully designed and constructed in keeping with the local architecture, McCarthy & Stone Orchard Gate development is an exclusive collection of just 21 unique one and two bedroom apartments.

With views over the surrounding English countryside. With every detail designed to the highest standard, this apartment in this charmingly exquisite setting is sure to be in high demand.

The gated development will feature stunning landscaped gardens and an impressive courtyard, as well as ample parking for residents and guests. Our hi-tech safety and security features guarantee peace of mind for residents, so whether they call Stratford-upon-Avon home throughout the year or make it their second home, there's no need to worry about security, upkeep, or maintenance.

Stratford-upon-Avon is the birthplace of England's most famous playwright, attracting visitors from across the country and around the world throughout the year. The benefits of living in The Bard's home town include the huge variety of cultural and historic attractions on your doorstep, but also the amazing array of restaurants, bars, shops and events that cater to tourists and locals alike. If there's one thing we can guarantee, it's that retirement will be far from dull.

## Entrance Hallway

Front door with letter box and spy hole opens into a very spacious hallway. The security door entry system and 24-hour emergency response pull cord system is wall mounted in the hall. Smoke detector. Doors lead to the living room, both bedrooms and cloakroom.

## Cloakroom

White suite consisting of WC with concealed cistern, hand basin with lever taps built in to vanity unit with two cupboard doors, fitted mirror cabinet above. Heated towel rail. Tiled flooring and half tiled walls.

## Living Room

Oak effect part glazed panel door leads to a very large square shaped lounge with a triple width window enjoying a beautiful countryside outlook. Feature fireplace with inset electric fire. Ceiling light fitting. TV point with Sky+ connectivity. Telephone point. A further oak effect part glazed door leads to the kitchen. Door off the lounge leads to a storage cupboard which houses the hot water tank.

## Kitchen

Fitted kitchen with a range of white high gloss wall and base units with Earth Stone style work surfaces. Double window to the side with outstanding outlook. Integrated Neff appliances throughout including oven and microwave above. Four ringed hob with extractor hood above. Double sink unit with separate drainer and mixer tap. Tiled floor. Door off to utility with white high gloss finish cupboards and Washer Dryer.

## Master Bedroom

A large master bedroom with a walk in wardrobe with lots of storage space. Further door to a large en-suite bathroom. Central ceiling light.. TV point. Telephone point. Full length triple window with pillars in between giving the room a real substance of character and charm.

## En-Suite

A modern fully tiled en-suite bathroom comprising white suite

with bath and separate double size shower unit, Vanity unit with inset wash hand basin and mirror an shaver point above;, low level WC with concealed cistern, Ceiling light. Tiled Floor.

## Bedroom two

A large double bedroom with fitted wardrobes. Central ceiling light. TV point. Telephone point. Full length double glazed window with half opener. door off to en-suite shower room.

## En-Suite

A modern fully tiled en-suite comprising white suite with shower unit; Vanity unit with inset wash hand basin and sensed mirror an shaver point above; low level WC with concealed cistern, Ceiling light, Tiled floor.

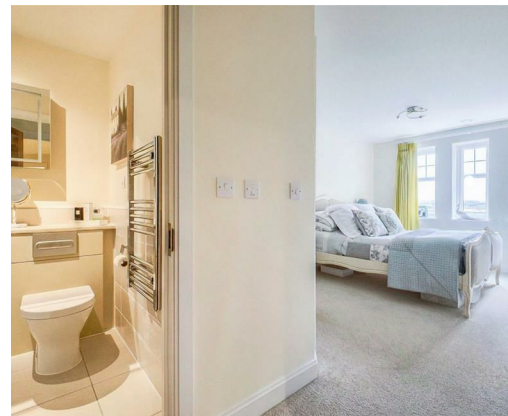
## Service charge details

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your concierge, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or Concierge.

## Ground rent

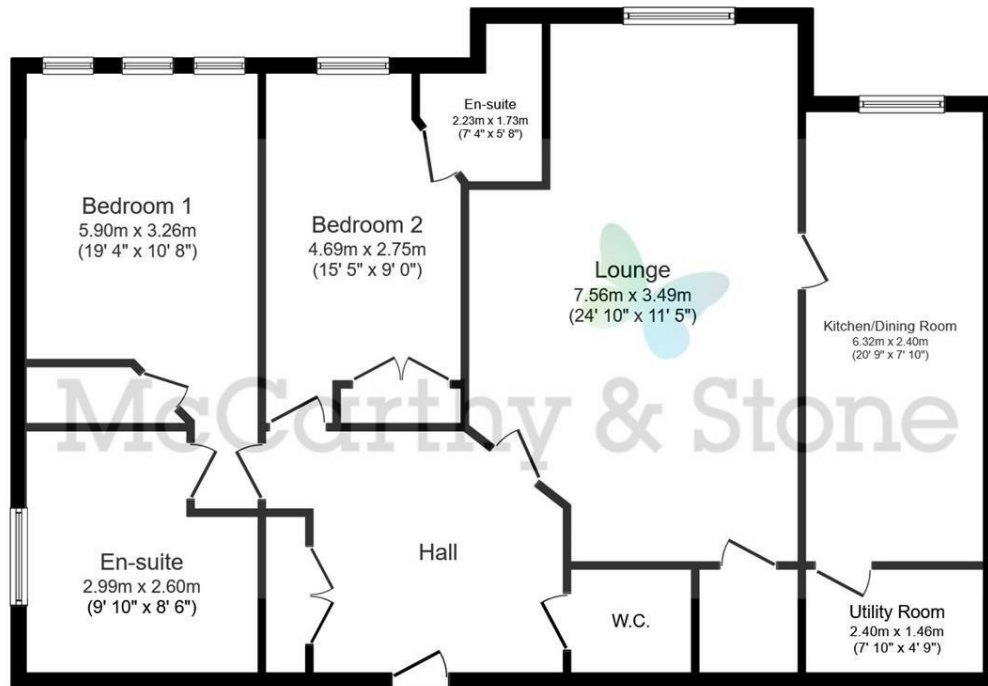
Ground rent £9.43 per week  
Lease term is 999 years from 1st June 2017











**Floor Plan**

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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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