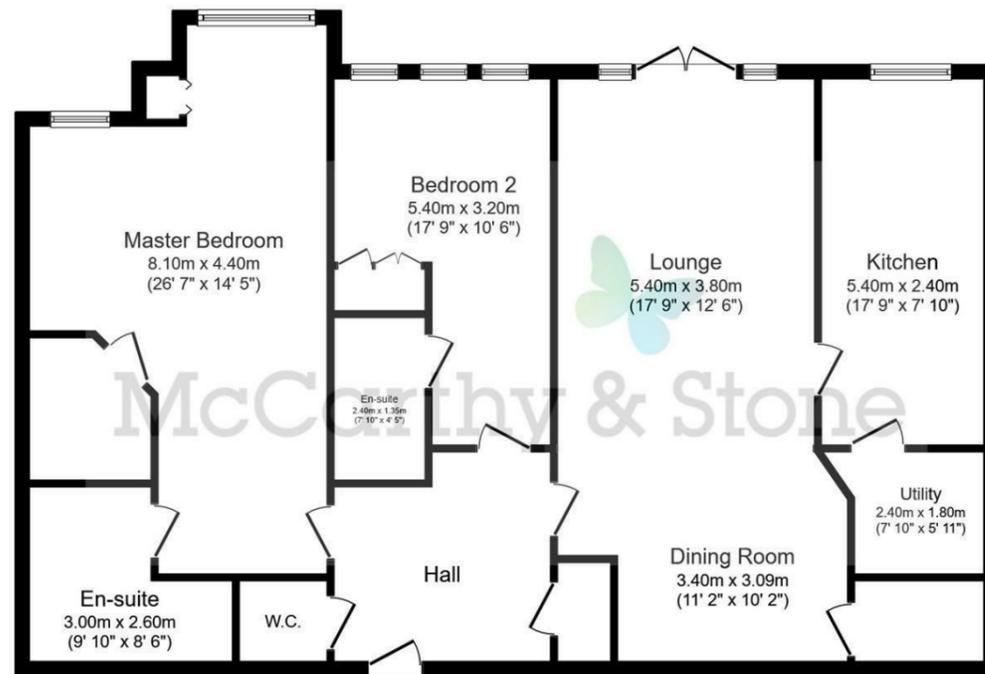


# McCARTHY STONE RESALES

## 7 ORCHARD GATE, BANBURY ROAD, STRATFORD-UPON-AVON, CV37



**Floor Plan**

Total floor area 122.0 sq. m. (1,313 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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	83
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	84	84
	EU Directive 2002/91/EC	



# McCARTHY STONE RESALES

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.



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STUNNING TWO BED GROUND FLOOR RETIREMENT APARTMENT  
WITH FANTASTIC SCENIC VIEWS ~Built by McCarthy & Stone~

**OFFERS IN EXCESS OF £500,000 LEASEHOLD**

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# ORCHARD GATE, BANBURY ROAD,

# 2 BEDROOMS £500,000

## APARTMENT

Luxury two bedroom ground floor retirement apartment at our prestigious Orchard Gate development. The property boasts exquisite views of the local countryside and is currently the only ground floor apartment available in the development. Two double bedrooms, both with en-suites, and the master features a walk in wardrobe. Fitted with under-floor heating throughout. A fully fitted kitchen with earth stone worktops, large lounge with feature fireplace. The property includes all carpets curtains/blinds and light fittings where fitted and also has a 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 unrivaled 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 features 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 system is wall mounted in the hall. Smoke detector. Doors lead to the living room, both bedrooms and cloakroom. Storage cupboard.

## CLOAKROOM

Comprising; WC with concealed cistern; hand basin with lever taps built in to vanity unit with storage; fitted mirror with medicine cabinet. Heated towel rail. Tiled flooring and half tiled walls.

## LIVING ROOM

A generously sized living room which offers fantastic views of the adjacent countryside, either from the comfort of your sofa or the sheltered patio area. Access to the patio and gardens via double glazed French doors. Modern feature fireplace with inset electric fire. Two ceiling light fittings. 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 and airing cupboard.

## KITCHEN

Spacious modern fitted kitchen with a range of white high gloss wall and base units with Granite 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. In addition, fitted double wardrobes and dressing table. 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 BATHROOM

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.

## SECOND BEDROOM

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 - £495

Lease term is 999 years from 1st June 2017

