

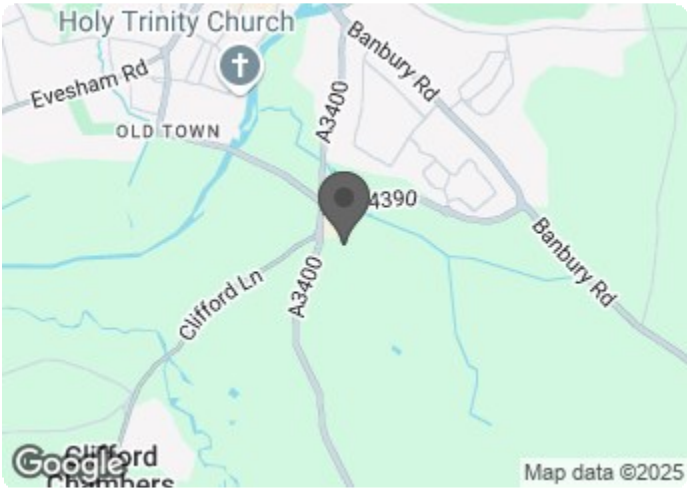
41 Harvard Place

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



Total floor area 45.4 m² (488 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	86	86
(69-80) C		
(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	



Asking price £177,750 Leasehold

Join us for coffee & cake - Thursday 22nd May 2025 - from 10am - 4pm - book your place today!

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF HARVARD PLACE - BOOK NOW!
A bright and sunny SOUTH WEST facing one bedroom apartment with WALK OUT balcony with views towards the gardens. Harvard Place is a popular McCarthy Stone retirement living plus development with on-site restaurant and domestic assistance ~with optional bespoke care packages~
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

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

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.

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'll soon be a doctor's 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
This luxury one bedroom first floor apartment with both lift and stairs located adjacent. Peaceful rural views from the lounge and bedroom windows are of the communal gardens and protected nature reserve beyond; the French window from lounge also leads onto a walk out balcony allowing space for a small bistro table.



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. Further doors lead to the kitchen, bedroom, living room and bathroom.

Lounge
A well presented lounge with a sunny south west facing aspect which allows lots of natural light in through the French door which leads onto a walk out balcony providing views towards the communal gardens and nature reserve beyond. The room has ample space for dining. TV and telephone points, Sky/Sky+ connection point, two ceiling lights and raised electric power sockets. Partially double glazed door leads in to a separate kitchen.

Kitchen
Modern fitted kitchen with a range of low and eye level units fitted with drawers and wood effect work surfaces over. Stainless steel sink with mono lever tap and drainer. Eye level oven and integral microwave, four ring ceramic hob with cooker hood over and glass splash back. Integrated fridge/freezer. Central ceiling and under pelmet lighting.

Bedroom
A bright and spacious south west facing double bedroom with walk in wardrobe and full length window with views across the communal garden and nature reserve beyond. TV and telephone point, ceiling light and raised power points and an emergency pull cord.

Shower room
The large, partially tiled wet room with slip resistant 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.

Parking permit scheme
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
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 Bed | £177,750

- 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. Service Charge: £8,768.76- per annum (for financial year ending 30/06/2025).

Lease information
Ground rent: £435 per annum
Ground rent review: Jan 2033
Lease Length: 999 years from Jan 2018
Managed by: McCarthy and Stone Management Services

Moving Made Easy & Additional Information
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 that can assist with service charges or living costs.
• 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 speak with our Property Consultant today.

- Full Fibre Broadband available
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- Electric room heating
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