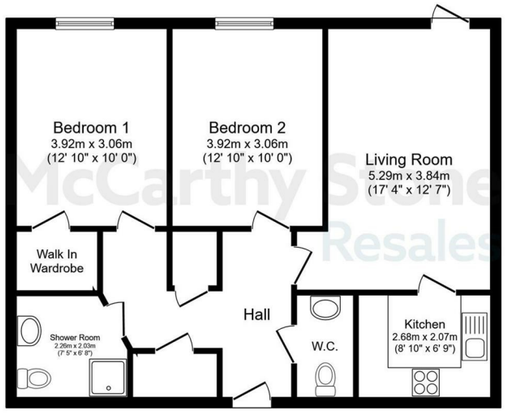
Excellent

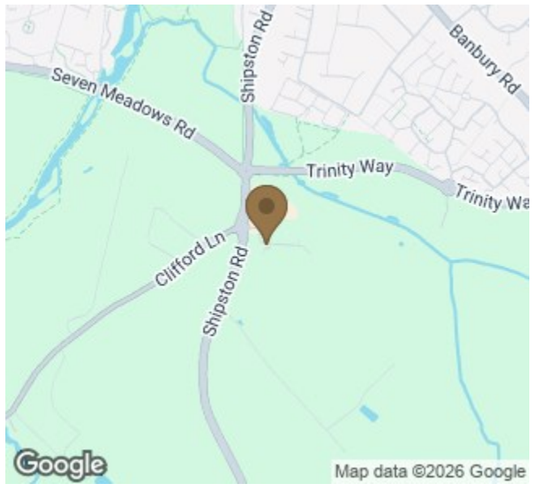
Trustpilot

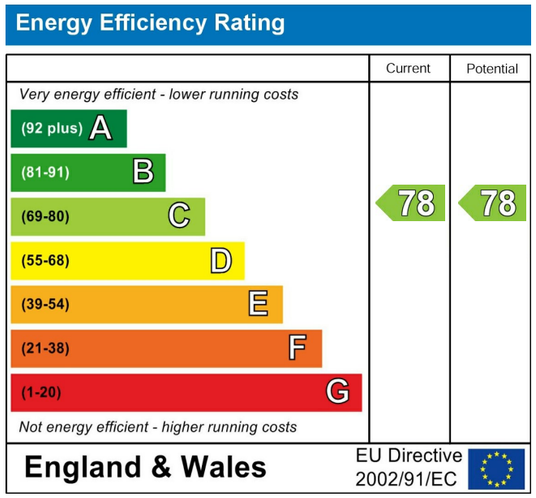
McCarthy & Stone
Resales.



Total floor area 71.8 sq.m. (773 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





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Registered in England and Wales No. 10716544

The Property Ombudsman







19 Harvard Place

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

2 2 Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 19 Harvard Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £260,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground floor with patio area
- Modern kitchen with built in appliances
- Two double bedrooms, master has a walk-in wardrobe
- Contemporary Wet room and separate guest cloakroom
- A range of amenities close by including shops, cafes and restaurants
- Communal Homeowners Lounge and Roof Terrace
- 24 Hour Estate Management Team and Emergency call system
- On-site Table Service Restaurant and Guest Suite
- Landscaped Gardens + Laundry Room
- On a bus-route with regular buses to Stratford-Upon-Avon

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

19 Harvard Place, Stratford-Upon-Avon

2 | 2 | Asking price £260,000

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 and team are 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 table 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.

Entrance Hallway
Front door with spy hole leads to the spacious entrance hall - the 24-hour 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 and an additional cupboard housing further storage space. Further doors lead to the kitchen, bedrooms, living room, bathroom and guest cloakroom.

Living Room
A bright and spacious lounge with a sunny westerly aspect and French door which leads onto a patio area with a garden outlook. The room offers 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 and pelmet lighting. Stainless steel sink with mono lever tap and drainer. Eye level oven and integral microwave, ceramic hob with cooker hood over and glass splash back and an integrated fridge/freezer.

Master Bedroom
A bright and spacious double bedroom full length window with west facing aspect and communal garden outlook. A spacious walk-in wardrobe provides plenty of hanging rails and shelving. TV and telephone points, ceiling light, raised heigh power points and an emergency pull cord.

Bedroom Two
Another bright and spacious double bedroom, also featuring a full height window enjoying views across the communal gardens. The room would also be perfect for use as a dining room or study. TV point, ceiling light and raised height power points.

Shower Room
Spacious 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.

Cloakroom
Fully tiled with WC and vanity unit with sink and mirror above.

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

Annual Service charge £12,938.82 for financial year ending 30th June 2027.

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: £510 per annum
Ground rent review: 1st January 2033.
Lease: 999 years from 1st January 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.
- 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













