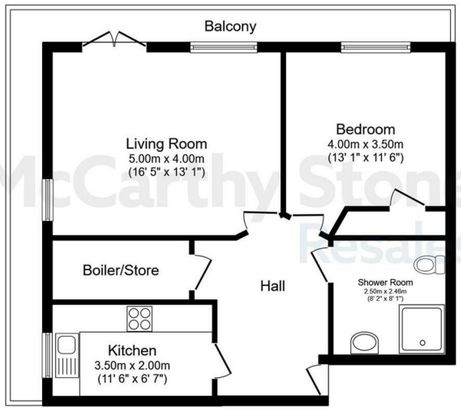
Excellent

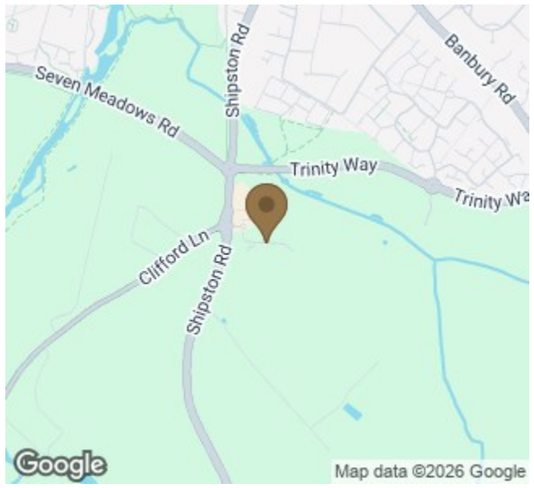
Trustpilot

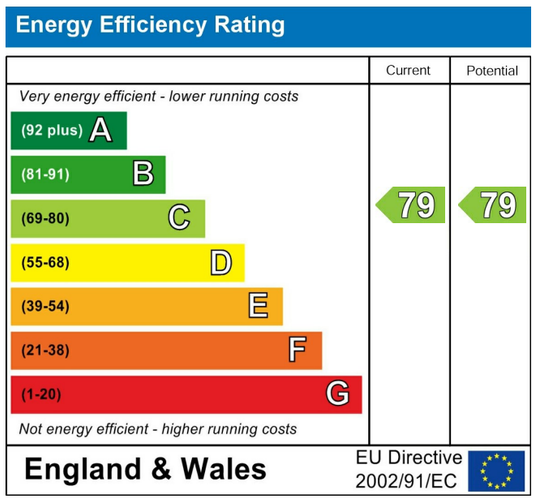
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Total floor area 62.0 sq.m. (667 sq.ft.) approx

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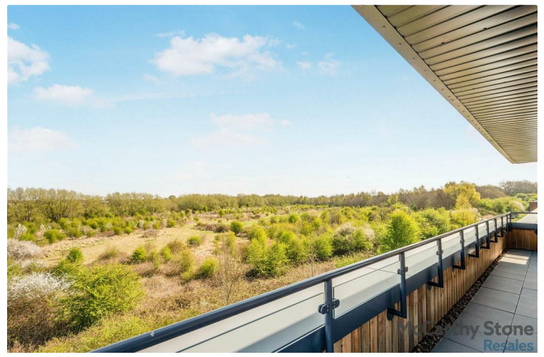


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Registered in England and Wales No. 10716544

The Property Ombudsman







46 Harvard Place

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

1 1 Council Tax Band: D

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 46 Harvard Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £210,000
Leasehold

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

Why you'll love living here:

- 'AS NEW' apartment with a fabulous wrap round balcony
- Modern Kitchen with built in appliances
- Double bedroom with built in wardrobes
- Contemporary Shower Room
- Located next to Waitrose
- Homeowners Lounge and Guest Suite
- On-site restaurant
- Landscaped gardens
- Mobility scooter charging points
- On a bus-route with regular buses to Stratford-Upon-Avon

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

46 Harvard Place, Stratford-Upon-Avon

1 | 1 | Asking price £210,000

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 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.

Entrance Hallway
Front door with spy hole leads to a large hallway - the 24-hour emergency response system and door entry intercom system is situated in the hall along with smoke detector and illuminated light switches for ease of use. From the hallway there is a door to a walk-in storage cupboard/airing cupboard providing good storage space. further doors lead to the kitchen, bedroom, lounge and shower room.

Lounge
A generously sized lounge with dual aspect incorporating three large windows allowing lots of natural light in, and a French door leading to a large wrap around balcony with outlook towards the rear gardens and countryside beyond. The room provides ample space for dining. TV and telephone points, Sky/Sky+ connection point, two ceiling lights and raised electric power sockets.

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. A stainless steel sink with mono lever tap and drainer sits below the side facing window. Eye level oven and integral microwave, ceramic hob with cooker hood over and glass splash back and an integrated fridge/freezer.

Bedroom
A bright and spacious double bedroom with door leading to a walk in wardrobe with shelving and hanging rails. Full length window with pleasant outlook to balcony and rear countryside beyond. TV and telephone points, ceiling light and raised electric power sockets.

Shower Room
Fully tiled, modern suite with slip resistant flooring comprises level entry wet room style shower with support rails and curtain, WC with concealed cistern, wash hand basin inset to a vanity unit with illuminated mirror/medicine cabinet above. Shaving point, electric heated towel rail, extractor fan and emergency pull-cord.

Service Charge details
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 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.

The Annual Service Charge for this property is £9,647.40 for the financial year ending 30/06/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease information
Ground rent: £435 per annum
Ground rent review: Jan 2033
Lease Length: 999 years from Jan 2018

Parking Permit Scheme
The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the on-site Manager on site for availability.

Moving Made Easy
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













