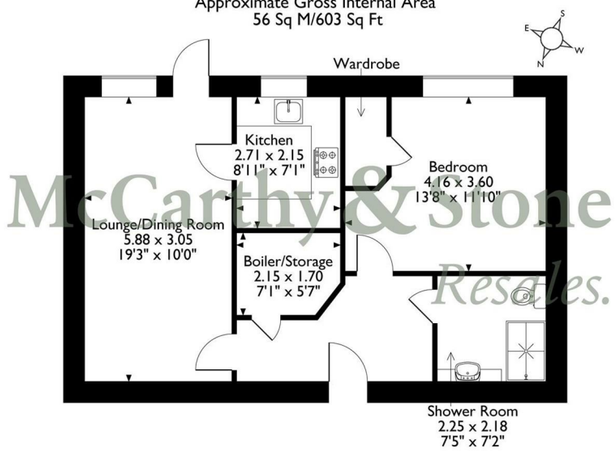
Excellent

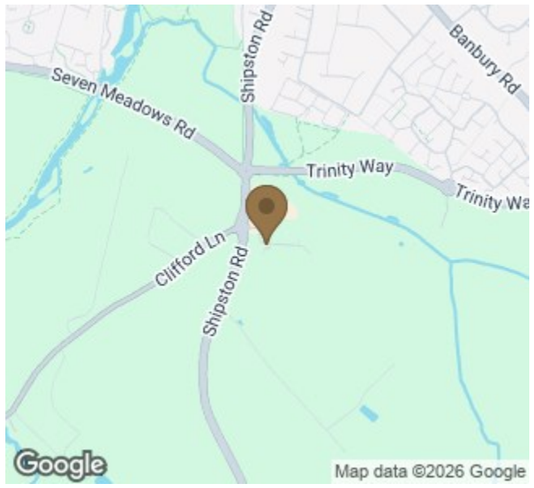
Trustpilot

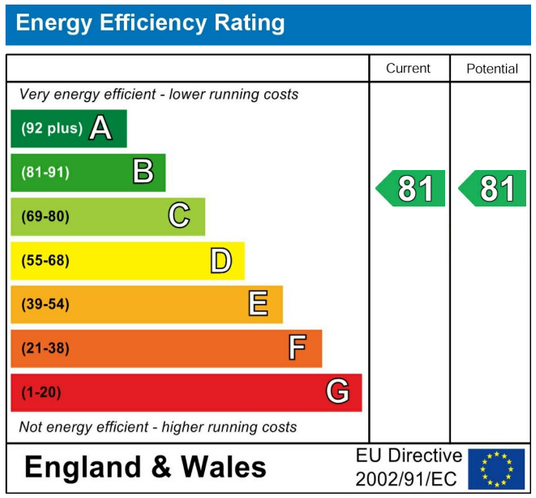
McCarthy & Stone
Resales.

15 Harvard Place, Springfield Close, Stratford-upon-Avon, Warwickshire
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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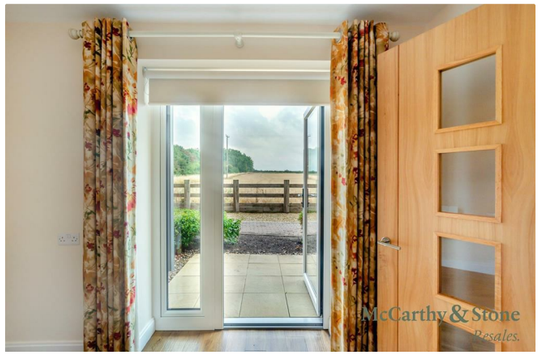


This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







15 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 15 Harvard Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £190,000
Leasehold

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

Why you'll love living here:

- Immaculate one bedroom ground floor apartment with patio offering stunning views
- Communal Homeowners Lounge + Guest Suite
- On-site Table Service Restaurant
- 24 Hour Emergency call system
- Landscaped Gardens + Laundry Room
- Located next to Waitrose
- On a bus-route with regular buses to Stratford-Upon-Avon

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

15 Harvard Place, Stratford-Upon-Avon

1 | 1 | Asking price £190,000

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 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 small fee 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, 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 useful amenities on your doorstep with a Waitrose, pharmacy, doctor's surgery, veterinary surgery, coffee shop and a day community hall all within easy walking distance.

Entrance Hallway
Front door with spy hole leads to the large entrance hall complete with Karndean flooring - 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 large walk-in storage room. Further doors lead to the kitchen, living room, bedroom and shower room.

Living Room
A well-proportioned lounge with glazed French door leading onto a patio with panoramic views. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Karndean flooring, 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, and integrated dual wastebins.

Bedroom
A bright and spacious double bedroom with walk in wardrobe and full length window with a stunning outlook. Central ceiling light, ample power points, TV and telephone points and an emergency pull cord.

Shower Room
The large, 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.

Parking Permit Scheme (Subject to availability)
The fee is £250 per annum, but may vary by development. 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

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.

The service charge is £803.95 per month for the financial year ending 30/06/2027 (annual service charge £9,647.40).

Lease Information
Ground Rent: £435 per annum
Ground rent review date: 1st Jan 2033
Lease Length: 999 years from 1st Jan 2018
Managed by: McCarthy and Stone Management Services

Additional Information & Services
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













