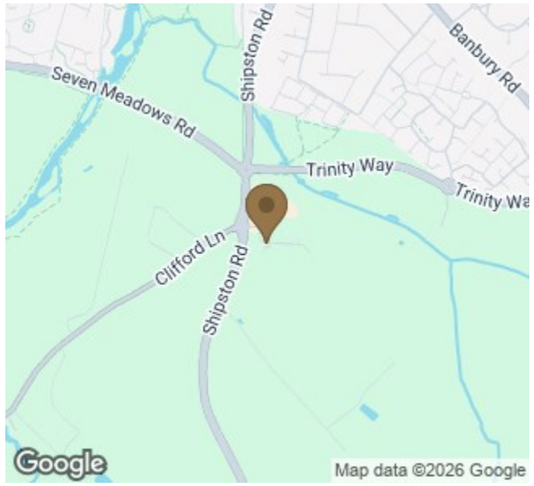
Excellent

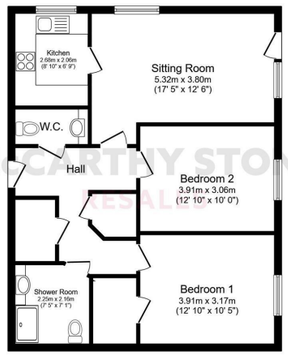
Trustpilot

McCarthy & Stone
Resales.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	



Total floor area 72.4 sq.m. (779 sq.ft.) approx

Printed Contact Details...
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

The Property Ombudsman







12 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 12 Harvard Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £270,000
Leasehold

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

Why you'll love living here:

- PRIME POSITION Beautifully presented two bedroom apartment
- Patio area
- On-site table service restaurant
- Landscaped gardens
- Located next to Waitrose
- Communal homeowners lounge + Guest Suite
- 24 Hour Emergency call system
- On a bus-route with regular buses to Stratford-Upon-Avon
- Laundry room
- To book a viewing, call Resales on 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

12 Harvard Place, Stratford-Upon-Avon

2 | 2 | Asking price £270,000

Harvard Place
Located in the medieval town of Stratford-upon-Avon". Harvard Place is very attractively located on the edge of Stratford, offering unrestricted views of farmland adjoining the building along one side of the property and a managed nature reserve along the other. The development is 1.1 miles from the centre of Stratford, where you can find Stratford Sports Club, Old Slaughterhouse Arts Centre and Stratford Leisure Centre. These are easy to reach by public transport, with a bus stop just 350 feet away on Clifford Road.

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 hall, both bedrooms, bathroom, toilet and living room.

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 £30 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 including a supermarket, pharmacy, veterinary surgery and day community hall as part of the adjacent retail development, with a doctors' surgery soon to follow.

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. The fully-carpeted hallway gives access to two large walk-in storage cupboards. There are doors leading to the two bedrooms, the living room, shower-room and cloakroom. .

Living Room
A well-proportioned dual aspect living room with double glazed patio doors opening onto a patio, with room for pot plants, and which overlooks the adjacent nature reserve. The southerly aspect from the living room offers views across agricultural land and a former railway which is now a cycle/footpath. The superb location of the apartment is perfect for anyone who loves their garden and outside space, as the views and direct access from the living room offer an abundance of green scenic views. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads to the separate kitchen.

Kitchen
Modern fitted kitchen, with a window overlooking the adjacent nature reserve, features 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. Built-in eye-level electric oven with microwave above, ceramic hob with cooker hood over and glass splash back. Integrated full height fridge/freezer.

Bedroom One
This bright and spacious double bedroom, fully carpeted, has a full-length window offering unrestricted views of the adjacent flower beds, and neighbouring farmland and footpath. The walk-in wardrobe has ample hanging space, drawers, shelving and room for a perching seat. Central ceiling light, ample power points, TV and telephone points and an emergency pull cord.

Bedroom Two
Another bright and spacious fully-carpeted double bedroom, this room also enjoys views looks over the adjacent flower beds, and the neighbouring farmland and former railway. Ceiling light, ample power points and a TV socket. Emergency pull cord.

Shower Room
Shower Room with anti-slip flooring features a modern white suite comprising a WC with concealed cistern and wash hand basin set in a vanity unit providing cupboard storage beneath. Large illuminated mirror-fronted medicine cupboard above. Large level-access wet room style shower area with grab rails. Shaving point.

Cloakroom
Separate from the shower room, this offers a second white WC with concealed cistern, and a wash-hand basin set in a vanity unit providing cupboard storage below. Illuminated mirror over. Emergency pull cord.

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

The annual service charge is £12,938.82 for the financial year ending 30/06/2027.

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 Jan 2033
Lease: 999 years from 1st 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.
- 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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