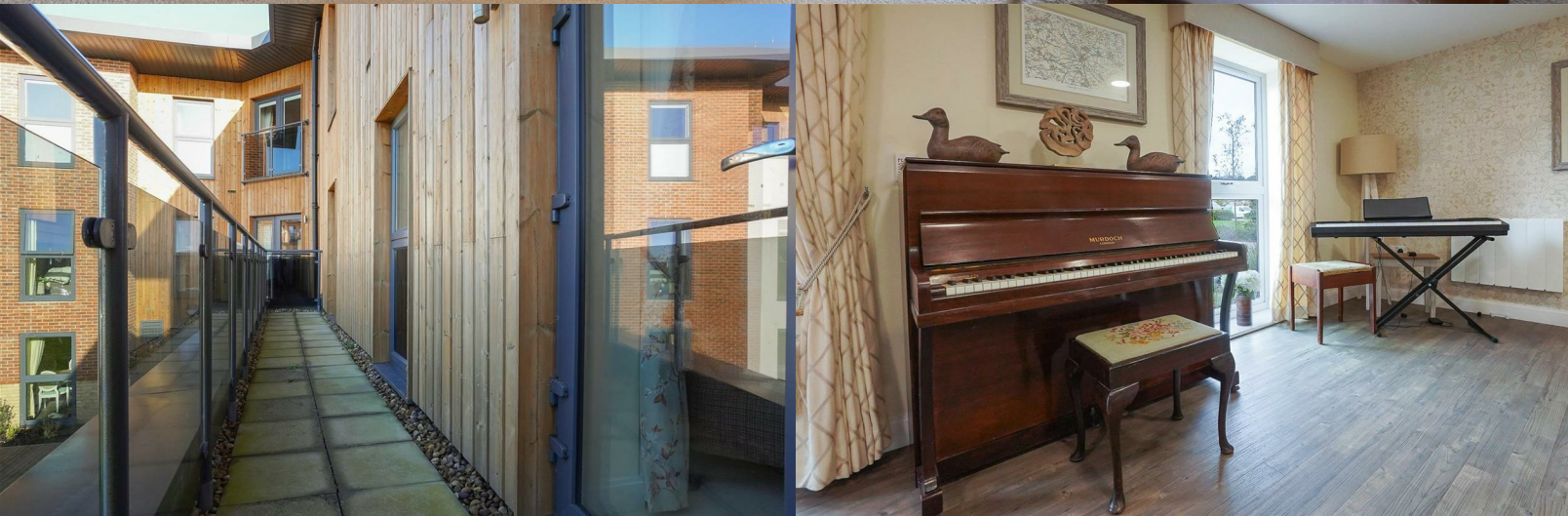




**VAUGHANREYNOLDS**  
ESTATE AGENTS

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



## The Property

Located within Harvard Place, a popular McCarthy Stone development on the edge of town, this purpose-built apartment is located to the first floor, which can be accessed via a lift, and boasts a larger than average footprint, affording additional living and storage space and a unique walk out balcony. Benefiting from use of the well-equipped communal facilities, which provides a choice of sociable benefits, and the peace of mind of 24/7 emergency assistance, this modern retirement apartment is being offered with no upward chain.

In brief, the accommodation comprises; Entering the main guest reception and lobby, there are various seating areas, a welcome desk, access to the outside space, onsite restaurant, and other communal facilities. Stairs and lifts provide access to the upper floors. There is a private inner hall, with substantial storage cupboard and cloaks. Doors lead off to a generous living room with glazed doors out to a walk out balcony, overlooking the central courtyard and gardens. The kitchen is well equipped with a bank of storage and branded integrated appliances.

There is a double bedroom with walk in wardrobe and a restricted mobility friendly shower / wet room, complete with high flush WC and wash hand basin in vanity unit.

Externally, the apartments enjoy thoughtfully landscaped gardens that extend throughout the development, providing various seating areas and points of interest, that can be enjoyed all year round. There is a gated carpark for residents and guests, offered on a first come, first served basis.

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 the hall, bedroom, bathroom and living room. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided every day, menu's are changed weekly. Within the complex there is the added bonus of a mobility scooter room which is fitted with charging points and a laundry 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 £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.



#### 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 Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.



## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Leasehold 999 years from 2018 with vacant possession upon completion of the purchase.

Annual Service Charge of £11,778.89 for financial year ending June 2025.

Ground Rent: £435.00 per annum.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band D

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

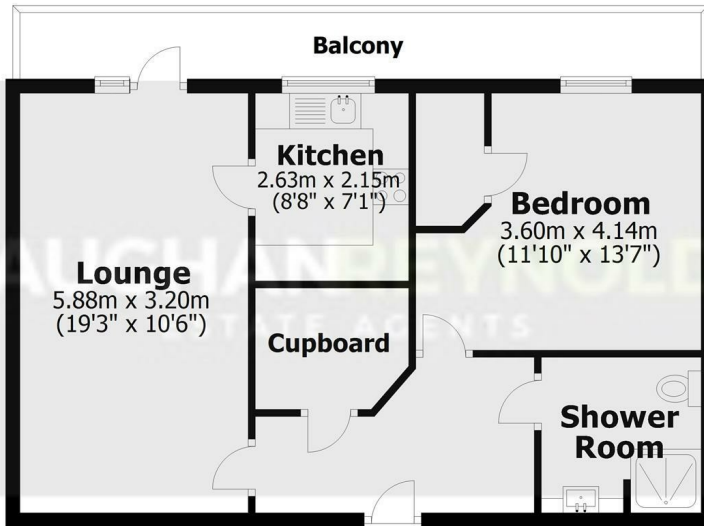
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### Floor Plan

Approx. 56.2 sq. metres (604.4 sq. feet)



Total area: approx. 56.2 sq. metres (604.4 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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		