



2 Bed Retirement Apartment | Harvard Place, Springfield Close, Stratford upon Avon | £375,000

Description

Welcome to a stunning top-floor retirement apartment nestled within the esteemed Harvard Place, a McCarthy & Stone "Retirement Plus" development exclusively designed for those over 70. This delightful abode offers not just a home, but a lifestyle tailored for comfort and convenience, in the historical town of Stratford-upon-Avon.

Accessible via a lift or stairs, the apartment greets you with a pleasant entrance hall, leading to a spacious lounge/diner with access to a full-width balcony, inviting in natural light and offering a tranquil outdoor space. A fully fitted kitchen equipped with integrated appliances including a fridge/freezer, oven, hob, and microwave ensures culinary convenience.

The apartment boasts two double bedrooms, one adorned with built-in wardrobes for ample storage. Additionally, a visitor cloakroom/WC and a full wet-room featuring a shower, vanity basin, and WC provide both functionality and comfort. Not to overlook the practicality of a sizable storage cupboard in the hallway, catering to your organizational needs.

The building itself offers an array of communal amenities, elevating the living experience. Residents can relish in the community spirit while enjoying the fabulous roof terrace, perfect for soaking up the surroundings. An on-site restaurant and various lounge areas offer spaces for social gatherings and relaxation.

Moreover, the location offers easy access to the town's amenities, including the convenience of

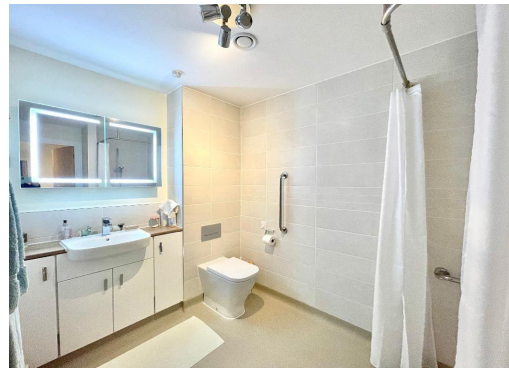


- Top Floor Apartment
- Full Width Balcony
- 2 Double Bedrooms
- Wet Room
- Luxury Retirement Living
- Over 70s
- On-Site Restaurant
- Communal Relaxation Areas
- Fully Accessible
- Close to Local Amenities

the neighbouring Waitrose, doctors' surgery, and pharmacy. This apartment combines comfort, practicality, and a vibrant community lifestyle, providing a haven for comfortable retirement living.

Additional Information

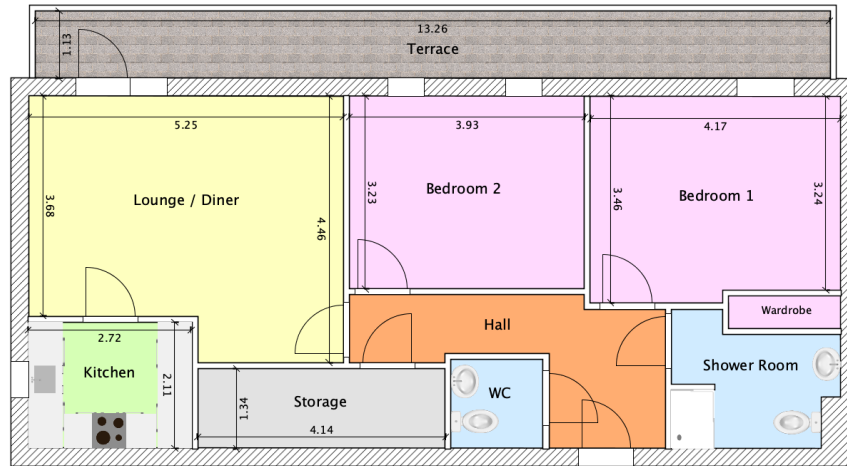
We are informed by the vendor that the property is leasehold with 995 years remaining on the lease (as at November 2023). There is an annual ground rent of £510 and a monthly service charge of £933.09. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band E with Stratford on Avon District Council.



Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 860 ft²

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