



Council Tax Band: E
Security Deposit: £4,557
Fee Summary: Reservation deposit of £500 to be offset against your initial payment and fully refundable.

McCarthy Stone

Retirement living *your way*

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 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. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

*To be offset against your initial payment and fully refundable should your tenancy not proceed. **Equivalent to 5 weeks rent of the apartment only, excludes any parking space rent. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. *** This is the fee payable should you wish to make an amendment to your tenancy provided this has been agreed by McCarthy Stone. Default Payments. Should any rent payments be late, we will charge a fee for the cost of chasing this rental payment (more than 14 days overdue) which is charged at 3% above the Bank of England's annual percentage rate for each day that the rent is outstanding. If you should lose or damage the keys to the building or property, you will be charged the reasonable costs incurred by McCarthy Stone for providing you with replacements. Fees include VAT at the prevailing rate where applicable. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786



PROTECTED



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55 Harvard Place

Springfield Close, Stratford, CV37 8GA

ONE MONTH FREE RENT APPLICABLE - ASK OUR TEAM FOR DETAILS.

Large and bright TWO BEDROOM apartment at Harvard Place, Retirement Living Plus Development built by McCarthy Stone in Stratford-Upon-Avon. Located on the SECOND FLOOR right in front of the COMMUNAL LIFT, this property boasts a PRIVATE BALCONY from the master bedroom with beautiful views over the LANDSCAPED GARDENS, as well as easy access to the communal areas on the ground floor. ONSITE RESTAURANT, 24 HOURS STAFF ON SITE, ONE HOURS DOMESTIC ASSISTANCE included per week. Amenities on your doorstep, including a supermarket, pharmacy, veterinary surgery and more, and the centre of Stratford easily reached by public transport.

Property Features

- Private balcony with garden views
- Located on the second floor in front of the communal lift
- Bright and spacious rooms
- On-site restaurant serving fresh meals cooked by a chef
- 24 Hour Emergency call system and Estate Manager
- Located next to Waitrose and local amenities
- Communal homeowners lounge + Guest Suite
- On a bus-route with regular buses to Stratford-Upon-Avon
- Friendly community and weekly activities
- Landscaped gardens

Rent from £3,950 pcm

(Includes service charge)

Call us on 0800 8100 174
to find out more.

rentalenquiries@mccarthyandstone.co.uk
mccarthyandstone.co.uk

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Retirement living *your way*

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

About Harvard Place

Harvard Place is a stunning Retirement Living PLUS development built in 2018 for residents of 70 years of age or over. An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have. 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. Your guests 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. Within the complex there is the added bonus of a mobility scooter room which is fitted with charging points and a laundry room.

Located in the medieval town of Stratford-upon-Avon, Harvard Place is very attractively located on the edge of Stratford. 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. Harvard Place is 1.1 miles from the centre of Stratford, easy to reach by public transport - bus stop is 350 feet away on Clifford Road.

Why Rentals?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy - you'll pay a single monthly payment, which includes the service charge and maintenance
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

"As I wanted to maintain my flexible lifestyle, renting suited me perfectly. The team took care of the whole process and made it all as simple as possible, I was very grateful to them. There is no hassle with property chains either, which made everything so much easier." Beryl, McCarthy Stone tenant

CARE & SUPPORT

Harvard Place offers the services of a brilliant domestic and

personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. They can help with things like taking medication, general cleaning or changing the bed, meal planning and preparation, bathing, shopping, and more.

CQC Rating: Good

Last Inspected: July 2023

Report: <https://www.cqc.org.uk/location/1-5254278626>

SOCIAL LIFESTYLE

The development provides a large, communal homeowners' lounge, fitted with audio visual equipment and WiFi. This is a superb venue for socialising with friends and family. The Estates Manager has helped build a friendly community, with lots of events and activities for all interests happening onsite.

THE RESTAURANT

For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided every day and cooked by a professional chef. Ideal for those days when you don't feel like cooking or you have guests visiting.

Landscaped gardens

The development also enjoys beautiful landscaped gardens, perfect for you to go for lovely daily walks, as well as for you to sit and and enjoy the blossom throughout the seasons.

About 55 Harvard Place

Apartment 55 is a two bedroom property located on the second floor of the building, where the guest suite is located. This large flat boasts a private balcony as well as bright and ample rooms. The apartment is also situated in front of the communal lift, benefiting from easy access to the ground floor, where all the communal areas can be found. 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 living room with two full-length window offering ample light and views of the balcony and the green area downstairs. 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 which features a range of low and eye level

2 bed | Rent from £3,950 pcm

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.

Master Bedroom

This bright and spacious double bedroom, fully carpeted, boasts plenty of natural light coming through a glazed patio door, which leads to a private balcony overlooking the lovely landscaped gardens. This bedroom also provides a spacious built-in wardrobe. 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, which also enjoys a full-length window and views over the gardens. 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

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.

WHAT'S INCLUDED WITHIN YOUR RENT?

- 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. Parking is not included.

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 SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).
- Removal Services that can help you declutter and move you in to your new home.

ADDITIONAL INFORMATION

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

