



McCarthy & Stone

— Retirement living to the full —



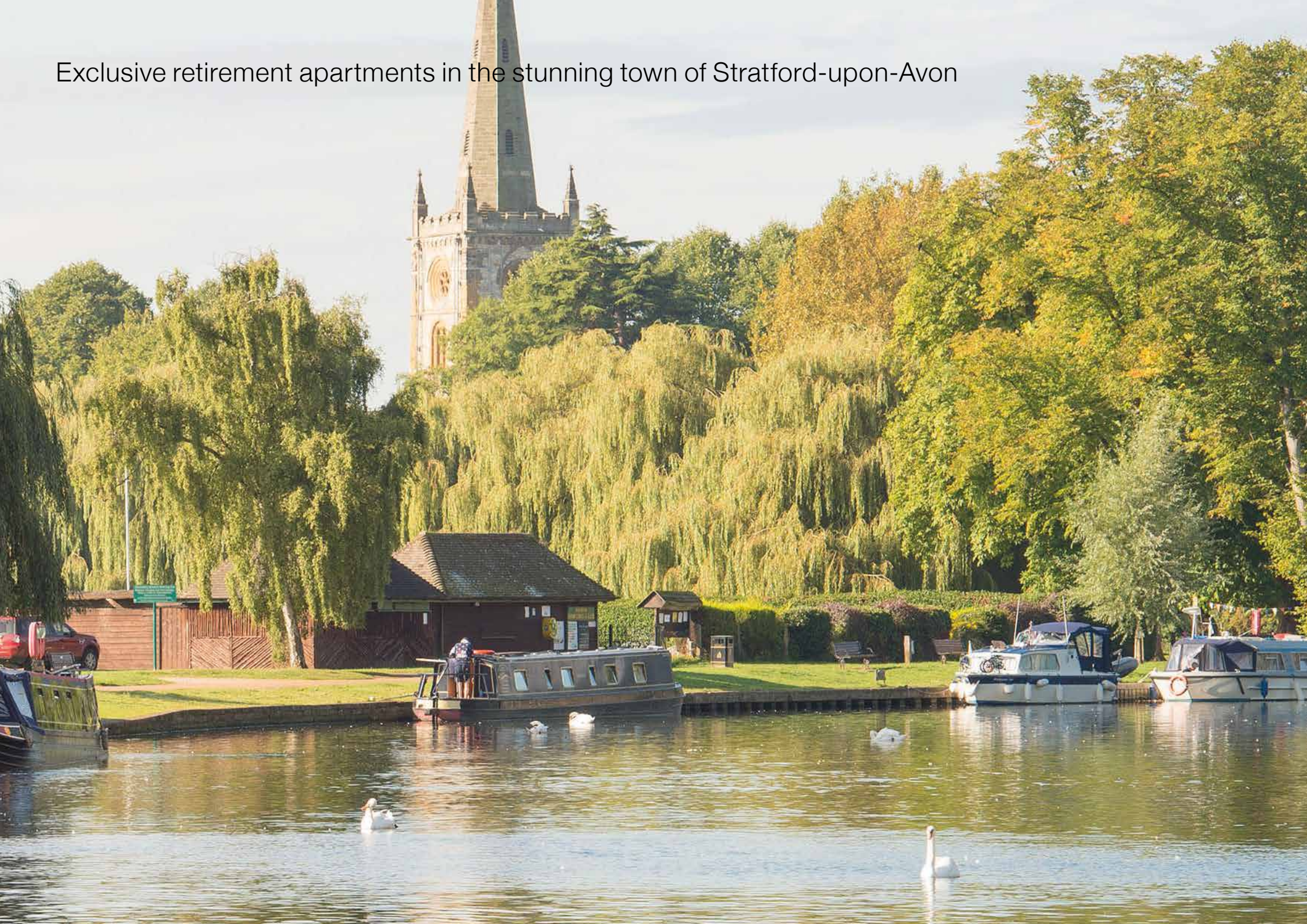
Artist impression

Harvard Place

Exclusive retirement apartments in Stratford-upon-Avon



Exclusive retirement apartments in the stunning town of Stratford-upon-Avon







Welcome to Harvard Place

McCarthy & Stone is proud to introduce Harvard Place, a stunning new development of 56 beautiful one and two bedroom Retirement Living PLUS apartments located in the medieval town of Stratford-upon-Avon.

Harvard Place has been meticulously designed to embrace the stunning countryside surroundings which can be enjoyed from the communal roof terrace. Located just off Shipston Road, Harvard Place is conveniently located next to the Waitrose supermarket, a pharmacy and is ideally placed for getting into the centre.

Exclusively designed for the over 70s, each apartment at Harvard Place is luxuriously specified offering a choice of designs over three floors. With many apartments incorporating patios or balconies, you can enjoy the outdoors from your own lounge.

We're incredibly proud to have been awarded a 5 star rating in customer satisfaction for thirteen consecutive years, as voted for by our homeowners via the Home Builders Federation (HBF) survey. With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.







Bridge Street



Harvard House

Life in Stratford-upon-Avon

Despite its popularity with tourists, Stratford-upon-Avon has retained its charm and integrity as an historic English town. Ancient architecture, a rich cultural history, and a proud local community make it a highly desirable place to call home.

At Harvard Place, you'll be just 1.5 miles away from the town centre – the ideal distance to make the most of all the town has to offer while simultaneously enjoying the tranquillity and serenity of the surrounding Warwickshire countryside.

It goes without saying that there are myriad of options when it comes to keeping occupied in Stratford-upon-Avon. Some of the town's most popular attractions include Shakespeare's birthplace, his wife Anne Hathaway's home, and the River Avon. The town in itself makes for an intoxicating attraction, awash with Elizabethan architecture, open green spaces, and the sheer variety of restaurants, pubs and cafes, not to mention the friendly and warm-hearted locals who are proud to share their history and culture.

Need a change of scenery? Royal Leamington Spa is only 12 miles to the north east, another delightfully historic town. If you're in search of something more modern and urban, Birmingham is just 28 miles to the north west.

If you feel the urge to free yourself from the enchantment of famous English towns for a time, The Cotswolds is on your doorstep to the south, where the rolling countryside has plenty to offer lovers of the great outdoors. Golfers are also catered for in Stratford-upon-Avon, with several clubs around including the popular Welcombe Golf Course offering a challenging and varied course.

However you choose to spend your time in and around the charming town of Stratford-upon-Avon, know that you're lucky enough to call one of Britain's favourite towns home.



On-site Restaurant with Expert Chef

Life made easier

Retirement Living PLUS takes the stress out of being a homeowner

You'll feel at home in your beautiful new apartment at Harvard Place in next to no time. It's easy to relax knowing there's an Estate Manager and YourLife team on hand to offer you help and support – a qualified team who are there day and night should you need assistance in an emergency.

You'll also have no worries about external maintenance, window cleaning or energy costs for communal areas, we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the beautifully landscaped gardens, you can sit back and enjoy them without having to lift a finger.





Homeowners Lounge



Guest Suite

More time to socialise with family, friends and neighbours

Our development has everything you need to get on with a full and active life. There's a homeowners' lounge, table service restaurant and beautiful gardens, where you can enjoy the company of friends and family.

There's even a guest suite, complete with TV and tea and coffee making facilities, so you can invite your friends and family to come and stay[#]. We also understand the companionship that a pet can bring, so if you're used to having a pet around you're welcome to bring them too, as long as they're well behaved*.

[#]Extra charge applies. *Pet policy applies

Life at Harvard Place

Flexible care to suit you

Care and support at Harvard Place is delivered by YourLife Management

YourLife Management is a joint venture between McCarthy & Stone and Somerset Care. Regulated by the Care Quality Commission, the YourLife team is totally dedicated and go that extra mile to provide exceptional levels of care and support. For your peace of mind, each staff member has a certificate from the DBS (The Disclosure and Barring Service). If you think you would benefit from these services, you can arrange a confidential wellbeing assessment with the Estate Manager to make sure everything is in place from the moment you move in.

YourLife services include:

Personal care

Our team is on hand around the clock to make life easier for you. There's a whole range of services on offer like helping you get dressed, making sure you take your medication on time or giving more support if you've recently come out of hospital. Your service charge includes one hour's domestic assistance every week. You can use the time to get help with everyday tasks, leaving you more time to do the things you enjoy. If you would like more than your one hour of assistance, you can book any of these services from as little as a 15 minute session for an extra charge. This flexibility means you only pay for the care and support you need, when you need it. If you need more help with personal care or other domestic chores, you can choose to 'top up' more support from the following services:



Domestic assistance

You can add in extra time to help with things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters.

Laundry service

The team can take care of all your laundry requirements and return your items washed, dried and ironed within 24 hours.

Lifestyle support

If you want to take a shopping trip or have an evening at the theatre, one of our team will be happy to assist you.

Designed with you in mind

We've designed Harvard Place to make your retirement more enjoyable. All features are there to give you more support, more time, extra peace of mind and opportunities to socialise. These include:

Homeowners' lounge

This is a great space where you can meet up with neighbours or make new friends. Your Estate Manager ensures that the lounge is always clean and tidy as well as making sure that there's tea and coffee available for all homeowners throughout the day. In addition, availability of Wi-Fi[#] means you can always come here to relax with your laptop or tablet.

Restaurant[†]

Our table service restaurant, is a lovely place to meet up with other homeowners and perfect for those days that you don't want to cook for yourself. The restaurant serves hot lunches daily[†] for you, your family and friends, using fresh ingredients and catering for special dietary requirements. If you're planning a special occasion or celebration, you're welcome to book the function room and talk to our chef who will be happy to devise a menu for you. If you're not feeling well, meals can be served in your apartment.

Landscaped gardens

The gardens are designed to be enjoyed by everyone and as we maintain them for you, you can be confident that they will remain beautiful throughout the year without you having to lift a finger.

Guest suite

When you have friends and family come to visit, the guest suite means that they can stay on-site without you having to worry about the hassle, preparation and clearing up that having house guests normally entails. The guest suite offers twin beds and an en suite bathroom for a modest charge of £25 per night[‡]. Just ensure you book your guests in with your Estate Manager in advance.

Laundry

Our on-site laundry has washing machines and tumble dryers at a raised height to save you from having to bend.



24 hour emergency call system

Should you need assistance day or night we have installed a system that operates through a pendant and can summon help wherever you are in the building.

Lift to all floors and wheelchair accessibility

We want to make it easy to get around so there are two lifts to all floors as well as full wheelchair access in the apartments and throughout the development.

Car parking available on-site

We know how important your independence is, and some of our homeowners choose to bring a car with them. As well as three spaces available on site for visitors (which need to be pre-booked with the House Manager), there are a total of 44 spaces available on our permit scheme[#]. Parking is by an allocated space and the permits are available on a first come first served basis. Please speak to your Sales Executive for full details of our Car Parking Permit Scheme.

Mobility scooter charging room

If you have a mobility scooter, we have created a room to enable you to charge it.

[‡]Price correct at time of print [#]Subject to availability. [†]Additional charges apply.



Your apartment

Spacious, modern apartments. The life you deserve.

Step inside one of our beautiful apartments and you'll wonder why you didn't move years ago. We have designed each specifically for the over 70s and to be spacious, light and packed full of touches that make life easier, safer and more secure. We've even located switches and sockets at a convenient height.

Settling into your new apartment couldn't be made any smoother, your Estate Manager will be on hand to make sure you are comfortable in your new home and will show you how everything works. They will also be on hand after you move in too – so you don't need to worry about remembering everything!

10 year guarantee

For total peace of mind, every apartment comes with a two year warranty which covers most aspects of the construction and then a further guarantee period of eight years to cover major structural defects by the NHBC. We're renowned for our customer service and we have been awarded a five-star rating in customer satisfaction for twelve consecutive years by our homeowners via the Home Builders Federation (HBF) survey.

Heating and connectivity

With double glazing, insulation and electric panel heating throughout, your apartment is designed to be incredibly energy efficient, allowing you to keep warm whilst keeping your heating bills low. We've also ensured that telephone, TV and Sky+* connection points are fitted ready for you from the day you move in. If you choose, you can also have a broadband connection installed for ultimate connectivity.

Safety and security

Each apartment is fitted with secure, lockable doors and windows as well as a door entry system linked to your TV, so you can see who's there before letting anyone in. All our apartments include an intruder alarm. In addition to this, ground floor and selected first floor apartments have contact sensors to windows and balcony doors. A smoke detector and a 24 hour emergency call system operated via a pendant gives you the peace of mind that help is never far away wherever you are in your apartment. If you spend a lot of time travelling or visiting family, a McCarthy & Stone apartment also lets you 'lock up and leave' so you can go away in the knowledge that everything is safe and secure.

Outside space

As well as the development's landscaped gardens, all of our apartments have their own balcony, patio or terrace so whether watching the world go by or keeping a keen eye on the changing seasons, you can enjoy the outdoors from your own apartment.



Modern Kitchen



High Specification Bathroom



This specification is for guidance only, some items may vary. Please check with Sales Executive for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.

Apartment features in detail

General

- NHBC 10 year guarantee allows you to buy with confidence
- Double glazing to all windows
- Countryside and garden views to selected apartments
- Balcony, patio or terrace to all apartments
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room*
- Additional cloak room/WC in 2 bedroom apartments
- Walk in wardrobe to most apartments

Kitchen

- Fitted kitchen with integrated fridge/ freezer, microwave, oven and ceramic hob
- Cooker hood
- Stainless steel sink
- Lever taps
- Electrically operated kitchen window

Shower room

- Shower which is fitted and tiled with level access
- Slip resistant flooring
- Illuminated mirror
- Heated towel rail
- Extractor ventilation

Heating and finishes

- Electric panel heating
- Economy 7
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings

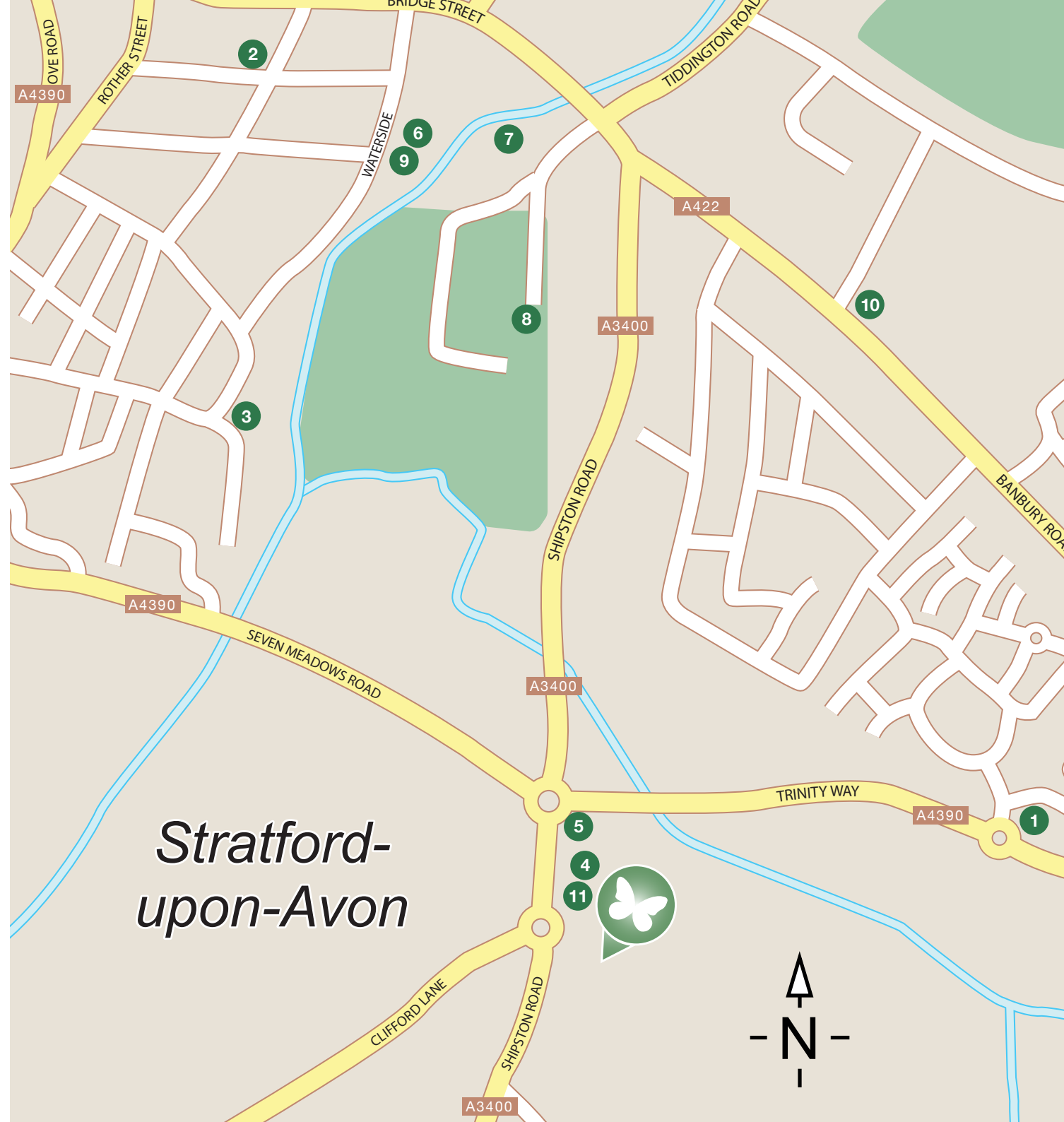
Safety and security

- Video door entry system which links to your TV
- 24 hour emergency call system with a personal pendant alarm
- Smoke detector and intruder alarm
- Illuminated light switches to bathroom and main bedroom

Getting out and about couldn't be easier

You are in a great location in Stratford-upon-Avon with everything to hand. You can leave those everyday worries behind and do the things you want to do.

- 1 Co-op Food
- 2 Harvard House
- 3 Holy Trinity Church
- 4 Pharmacy
- 5 Rosebird Community Hall
- 6 Royal Shakespeare Company
- 7 Stratford-upon-Avon Boat Club
- 8 Stratford Sports Club
- 9 Swan Theatre
- 10 Tesco Express
- 11 Waitrose



Not all attractions and business are listed, map is indicative



We'll help you make the move

Once you've found your perfect apartment, your move couldn't be in better hands. From then on, you can leave us to plan and organise de-cluttering, packing and unpacking. After all, we have years of experience in helping people move.

There are lots of ways we can make your move as easy as possible. Call us for more information, visit one of our developments to find out more or we'll come to you if that's easier.

Once you see how easy and enjoyable life could be with McCarthy & Stone, we think you'll be convinced it's the right move for you.

We'd be delighted to tell you more about Harvard Place.

Call us and we'll arrange an appointment to suit you.

Harvard Place

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mccarthyandstone.co.uk/harvardplace



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Harvard Place, Springfield Close, Stratford-upon-Avon CV37 8LU

Please call us free on **0800 201 4106** and we'll help you find your perfect apartment or visit **mccarthyandstone.co.uk/harvardplace**



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