



**VAUGHANREYNOLDS**  
ESTATE AGENTS

201 Margaret Court  
Main Street, Tiddington, CV37 7AY





Apartment 201 is a beautifully appointed, second floor apartment that forms part of the highly regarded Margaret Court retirement development, which is located in the heart of Tiddington Village with many amenities at hand.

A bespoke, purchaser support package is available on this apartment, which includes the option of an Assisted Move program, whereby the purchasers agents fees are paid on the sale of their property\* Terms and conditions apply, so please speak with VaughanReynolds for further information. (This offer is only available via the selling agent VaughanReynolds and not directly through the site office).

Stratford-upon-Avon town centre is approximately 2 miles away and offers a wide range of activities and facilities. However, for those wishing to avoid the short journey, advantage can be taken of the superb on-site restaurant and many social gatherings arranged by the residents and staff.

Margaret Court has an excellent reputation for being the leading development of its kind in the area, and provides an alternative lifestyle choice for buyers wishing to downsize or move to a more manageable property. Occupying a premium position within the development, enjoying views of the inner courtyard, apartment 201 requires internal viewing to be appreciated and offers the following accommodation: Private inner hallway with cloaks cupboard, airing cupboard and security intercom access point provides access to each of the rooms. The sitting room is flooded with natural light through dual aspect windows and enjoys a feature stone fireplace with inset real effect fire, TV and telephone, ceiling and wall light points.

The stylish kitchen is well-equipped with a comprehensive range of storage, ample work surface and a number of integrated appliances to include a fridge, freezer, dishwasher, washing machine, oven, induction hob and extractor fan. There are two spacious bedrooms, the master notably enjoys a large built-in wardrobe and modern en-suite wet room / shower room which is tastefully tiled throughout and has non-slip flooring. The second bedroom makes an ideal guest bedroom, dressing room with large in-built wardrobe, study or dining room if required. The principal bathroom is equally well appointed with a modern white suite comprising a panel bath, raised WC, bidet, wash hand basin and tiling throughout.

Externally, there are several areas to enjoy the sunshine, including a first-floor roof terrace and landscaped gardens. There is also ample parking throughout the development for residents and guests. Other benefits include:

- \* 24 hour pull cord system with onsite staff.
- \* On site Restaurant, residents lounge and meeting room.
- \* Housing keeping service \*\*
- \* Handyman service \*\*
- \* Window cleaning included
- \* Free wi-fi, tea and coffee
- \* Domestic Pets Allowed
- \* Lift access to upper floors
- \* Guest accommodation\*\*

\*\*additional costs involved

N.B. During the lockdown restrictions, a daily meal delivery and shopping delivery service has been introduced.











## GENERAL INFORMATION

**Directions:** Leaving Stratford-upon-Avon via the Clopton Bridge, turn left onto Tiddington Road. Continue past the Golf Club, through Tiddington Village. Margaret Court is located to the left, before the Home Guard Club.

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 with 125 years from 2009.

**Service Charge:** £8,347 p.a. Ground rent: Nil.

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

**Local Authority:** Stratford-upon-Avon District Council. Council Tax Band E.

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.

To complete our quality service, VaughanReynolds is pleased to offer the following:-

**Free Valuation:** Please contact the office on 01789 292659 to make an appointment.

**VaughanReynolds Conveyancing:** Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to [www.johnshepherd.com](http://www.johnshepherd.com)

**Mortgages:** We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey. A & S Financial Services offer a comprehensive mortgage service, giving excellent advice 7 days a week. Please call Andy Davis on 01527 542260 or mobile 07980 800429 or by e-mail [asfinser@aol.com](mailto:asfinser@aol.com).

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 his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.





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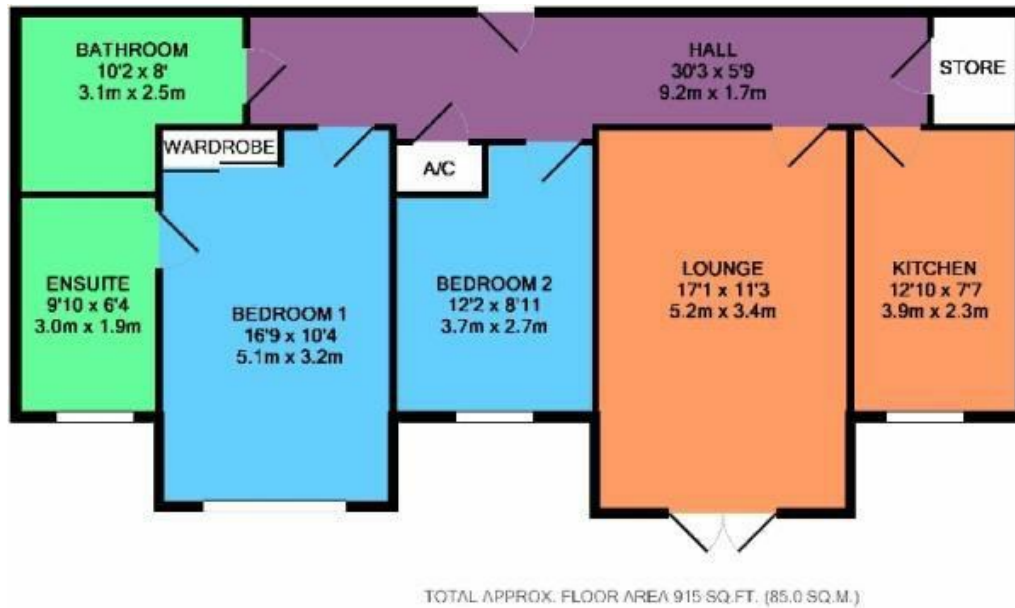


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0.00 acre(s)

## GENERAL INFORMATION



TOTAL APPROX. FLOOR AREA 915 SQ. FT. (85.0 SQ. M.)

With every student we have made a commitment to the quality of this program, and we are confident we will continue to make our students' education an exceptional one. We are proud to be a part of the University of North Carolina system, and we are committed to the success of every student who joins our community.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2012/27/EC</p>	

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**Tenure:** The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electricity and drainage are understood to be connected to the property. Central heating is oil fired.

Local Authority: Cotswold District Council. Council  
Tax Band G.

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

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Professional Survey Department: We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice please contact us on **01789 292659**.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to [www.vaughanreynolds.co.uk](http://www.vaughanreynolds.co.uk).

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**VAUGHANREYNOLDS**  
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