



**VAUGHANREYNOLDS**  
ESTATE AGENTS

16 Tiddington Court, Knights Lane  
Tiddington, Stratford-upon-Avon, CV37 7BP





### Property Description

Apartment 16 provides an ideal opportunity to purchase a well-presented one bedroom, ground floor apartment on this sought-after retirement development, which focuses on maintaining independence with support. Features include an on-site restaurant, communal relaxation areas, visitor guest suite, lift access, and pull cords situated in each room, providing instant support from on-site personnel, 24/7.

The Court is located just off Tiddington High Street, which is approximately 1 mile from the bustling market town of Stratford-upon-Avon. The high Street in Tiddington itself has a range of amenities satisfying regular, daily needs and is only a short, level walk from the development.

In brief the accommodation on offer comprises: Private inner hall with cloaks cupboard, airing cupboard and panel doors off. A light filled sitting room enjoys a double-glazed window to rear overlooking mature planted gardens and the activity on Knights Lane. An archway provides access to a pleasant kitchen, complete with modern sleek door fronts and contrasting work surfaces over, including a contrasting solid oak breakfast bar for dining. There is also an integrated smeg oven, bosch induction hob, fridge and freezer.



The double bedroom has the benefit of a built-in wardrobe and recently updated wet room, is well appointed with a large walk in shower area with retractable seat, wash hand basin, raised WC, complementary tiling and non-slip flooring throughout.



Tiddington Court comprises of 42 spacious apartments and bungalows, mainly one and two bedrooms, the communal areas are decorated to a high standard to include a very comfortable communal lounge, on-site restaurant, guest suite, landscaped gardens and ample car parking. The services on offer are much greater than is usual in standard retirement apartments or sheltered housing. The Leasehold Very Sheltered Housing available at Tiddington Court, offers older people the opportunity of retaining their independence, improving their quality of life and remaining in their own homes for as long as possible.

There is a team of staff working on a shift basis, managed 24 hours a day. The monthly service charge covers the costs of external maintenance, buildings insurance, upkeep of the grounds and one and half hours of domestic assistance per week per individual property.

#### Hall

Lounge - 4.6m x 3.2m (15'1" x 10'4")

Kitchen- 3.0m x 2.0m (9'10" x 6'11")

Bedroom - 3.5m x 3.0m (11'6" x 9'10")

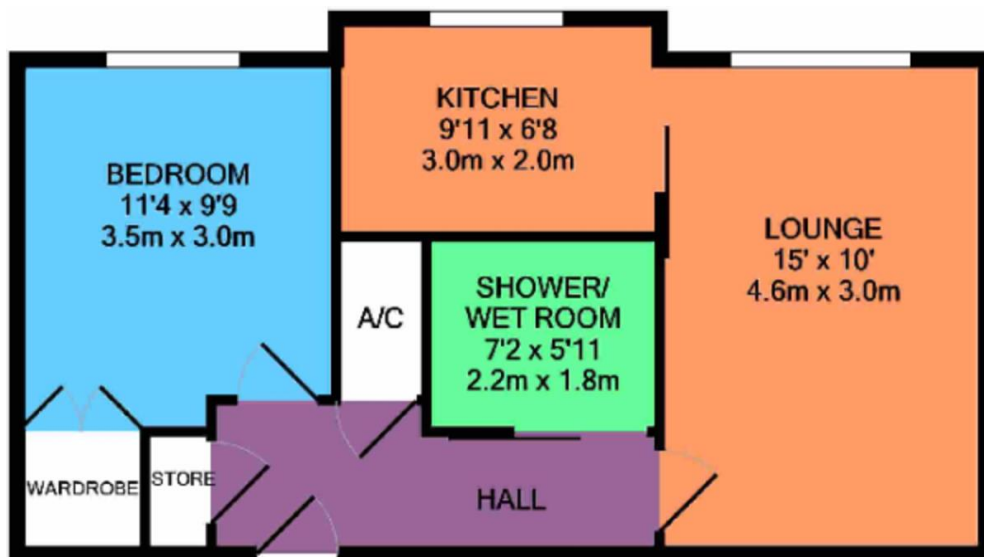
Wet Room - 2.20m x 1.9m (7'2" x 6'2")

#### 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.







TOTAL APPROX. FLOOR AREA 458 SQ.FT. (42.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate. Furniture layouts are indicative, loose furniture and equipment is not included on the purchase price of the apartment/bungalow.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## 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: Leasehold term approximately 87 years remaining.

Service Charge: £674.64 per calendar month or £8,095.68 per annum.

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

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

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.vaughanreynolds.co.uk](http://www.vaughanreynolds.co.uk).

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