



**VAUGHANREYNOLDS**  
ESTATE AGENTS

209 Margaret Court Main Street  
Tiddington, Stratford-Upon-Avon, CV37 7AY



#### The Property

Located within the established and highly sought after retirement development of Margaret Court, this particular apartment is located to the top floor, and occupies a premium position, enjoying the additional benefit of glazed rooflights in the living and main bedroom areas. Enjoying easy access to the courts social spaces, including an on site restaurant, meeting room and guest lobby, this home from home will suit a buyer seeking the privacy of their own home, with the added assurance of 24/7 support if required.

Entering the development via a secure entrance, you are greeted by a guests lobby, with meeting room, restaurant and site office. Lifts provide easy access to the upper floors where you will find the apartment in question.

There is a private inner hall with storage cupboard, panel doors off and glazed doors to the living room. Filled with natural light via French doors with Juliette balcony, window to side and Velux roof lights, this generous room provides ample space for relaxed seating and dining. The kitchen is well equipped with a comprehensive bank of storage, complimented by a range of branded appliances.

There are two bedrooms, both enjoy fitted wardrobes and the main has a feature Velux roof light and modern en-suite wet room. The main bathroom has the additional benefit of a bath and shower area, serving couples sharing well.

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. It should also be noted that Margaret Court owners own and manage the property, with 100% transparency of costs and influence over the day-to-day management of the property via representation on the trust board.

- \* Duty Manager on site 24 hours a day
- \* Gardening Costs
- \* Daily checks that you are safe and well
- \* Building Maintenance
- \* Building Insurance
- \* Redecoration/ re-furnishing communal areas
- \* Cleaning of all communal areas
- \* Laundry room for Owners to use
- \* Window Cleaning outside
- \* Apartment cleaning for 1.5 hours per week
- \* Managing Agent's fees
- \* Fund for Future Maintenance

#### The 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. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





#### 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: The property is Leasehold with vacant possession upon completion of the purchase. There is a 990 year lease 975 years remaining on the property. The service charge is £842.24 per month (1st April 2024 - 31st March 2025)

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

Local Authority: Stratford-upon-Avon District Council.

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.

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 [afinsner@aol.com](mailto:afinsner@aol.com).

#### VAUGHAN REYNOLDS

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.





TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.3 SQ.M.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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Local Authority: Stratford, Council Tax Band E

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