

VAUGHANREYNOLDS ESTATE AGENTS

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



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

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

- * Duty Manager on site 24 hours a day
 * Gardening Costs
 * Daily checks that you are safe and well
 * Building Maintenance

- * Window Cleaning outside

 * Apartment cleaning for 1.5 hours per week

 * Managing Agent's fees

 * Fund for Future Maintenance

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.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via



GENERAL INFORMATIO

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 o 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 o the purchase. There is a 990 year lease 975 years remaining on the property The service charge is F842 24 per month (1st April 2024 - 31st March 2025)

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

ocal 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:-

ree Valuation: Please contact the office on 01789 292659 to make an opointment.

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 & 5 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.

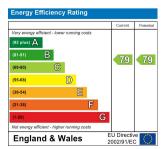
VALIGHAN REVNOLDS

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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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, Council Tax Band E

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