



VAUGHANREYNOLDS
ESTATE AGENTS

217 Margaret Court
Main Street, Tiddington, CV37 7AY



Apartment 217 is a well-appointed second floor retirement apartment forming part of the highly regarded Margaret Court retirement development, which is located in the heart of Tiddington Village with many amenities at hand.

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 into town, 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 helps to provide an alternative lifestyle choice for buyers wishing to downsize or move to a more manageable property. Apartment 217 requires internal viewing to be fully appreciated and offers the following accommodation: A private inner hallway with cloaks cupboard, airing cupboard and security intercom access point provides access to each of the rooms. The living room is flooded with natural light through a large window to front and enjoys a feature fireplace with inset real effect fire, TV and telephone, ceiling and wall light points.

The stylish kitchen is semi open plan to the living room and 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 or maybe a formal 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.



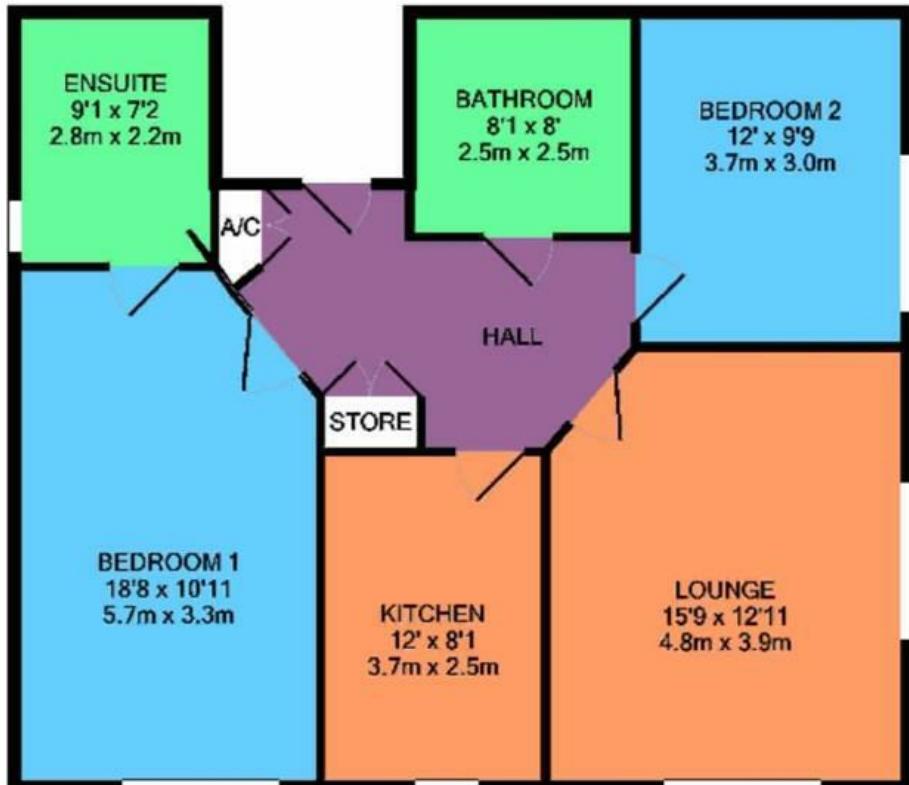
Externally, there are several areas to enjoy the sunshine, including a first-floor roof terrace and landscaped gardens. There is also ample parking throughout the development for residents and guests.

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.

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.



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

Whilst every care has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate. Fixtures, fittings and fittings, free from hire and equipment, are not included in the sale and are not included in the floor plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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: The property is Leasehold with vacant possession upon completion of the purchase. There is a 125 year lease from 2009, 109 years remaining. Service charge: £9468.48 p.a.

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

Local Authority: Stratford on 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.

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

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