



**VAUGHANREYNOLDS**  
ESTATE AGENTS

109 Margaret Court, Main Street  
Tiddington, Stratford-upon-Avon, CV37 7AY





## Property Description

Apartment 109 is a beautifully appointed first floor retirement apartment, forming part of the highly regarded Margaret Court retirement development, in the heart of Tiddington village with its many amenities at hand. It has recently been freshly decorated and carpeted throughout.

A bespoke purchaser support package is available on this apartment, which includes the option of an Assisted Move program, whereby the purchaser's agent's fees are paid on the sale of their property\*. Or, the first 12 months' service charge is included within the sale price\*. \*Terms and conditions apply, so please contact 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 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. Having been further enhanced from new in 2009, apartment 109 requires internal viewing to be fully appreciated. It enjoys fresh modern décor and newly fitted carpets throughout 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 living room is flooded with natural light from a double opening door set to rear with Juliet balcony, and enjoys a feature fireplace with inset real effect fire, TV and telephone, ceiling, and wall light points. Wifi is available in the building, but like the telephone will need to be connected. 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, study or hobby room. The principal bathroom is equally well appointed with a modern white suite comprising a panel bath, raised WC, wash hand basin and tiling throughout.



Externally, there are several areas to enjoy the sunshine, including a first-floor roof terrace and landscaped communal 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.





1



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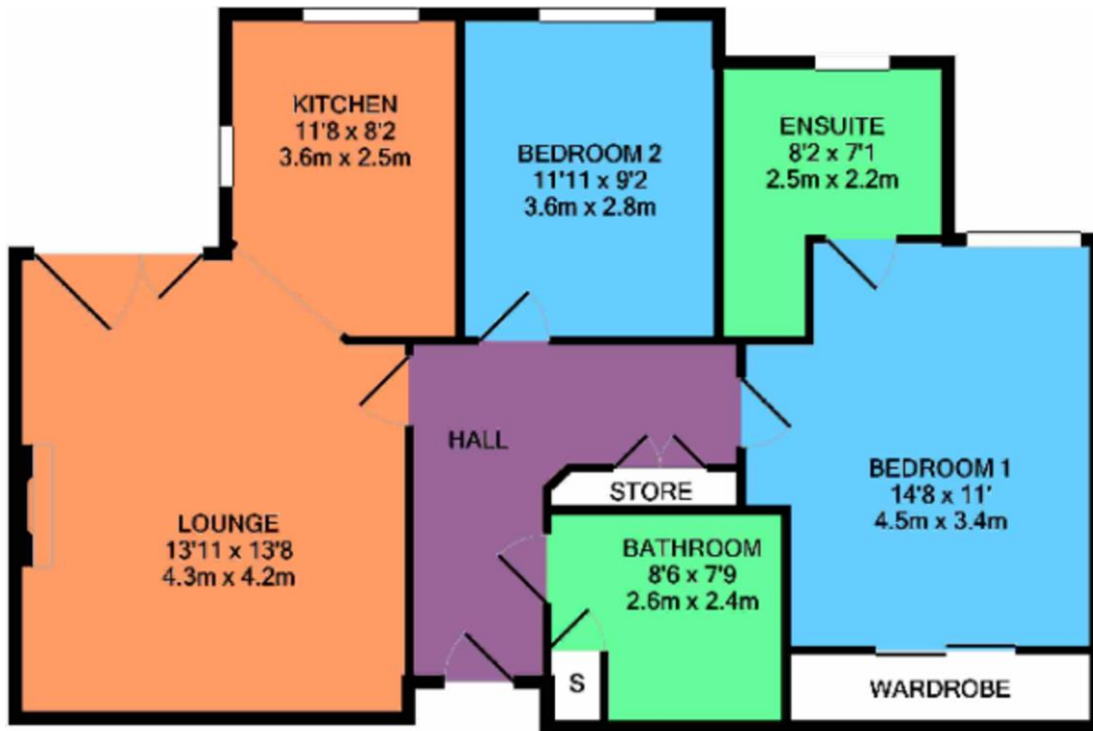


2



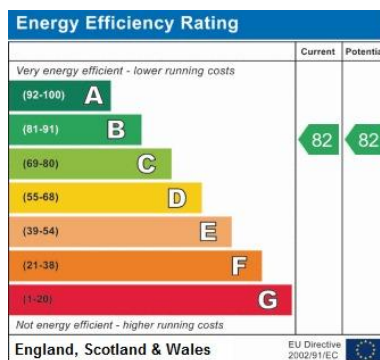
2





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

Whilst every attempt is made to ensure the accuracy of this floor plan, measurements taken on site may vary slightly from those shown. It is recommended that you verify the measurements before completion of the purchase. The vendor does not warrant the accuracy of the measurements.



## 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.

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

Service Charge: £8,347 pa. No ground rent.

Local Authority: Stratford-upon-Avon District 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.vaughanreynolds.co.uk](http://www.vaughanreynolds.co.uk).

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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