



**VAUGHANREYNOLDS**  
ESTATE AGENTS

215 Margaret Court  
Tiddington, Stratford-Upon-Avon, CV37 7AY



## Property Description

Apartment 215 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. provide an alternative lifestyle choice for buyers wishing to downsize or move to a more manageable property.

Apartment 215 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 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, 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, study 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.

### 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.





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## 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 125 years from 2009.

Service Charge: £789.04 per month. No ground rent.

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

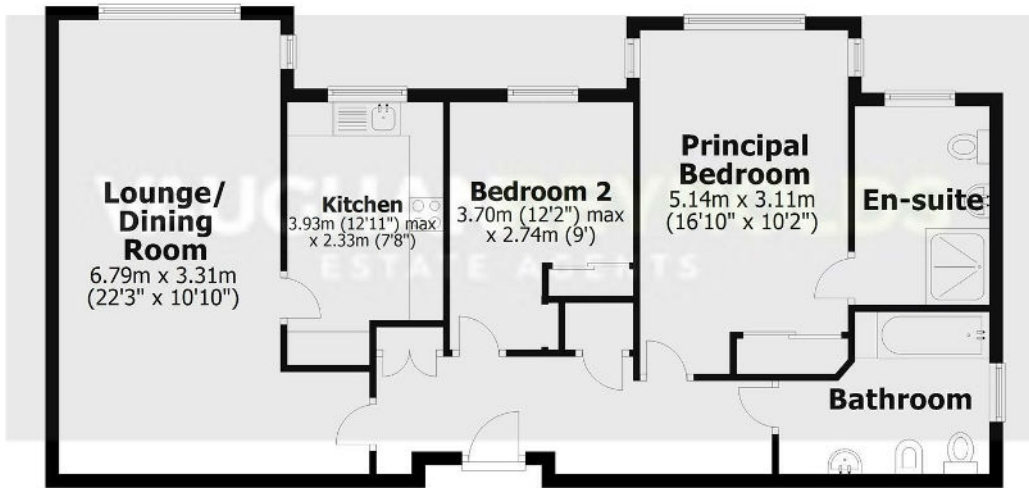
Local Authority: Stratford-upon-Avon, Council Tax Band E

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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.

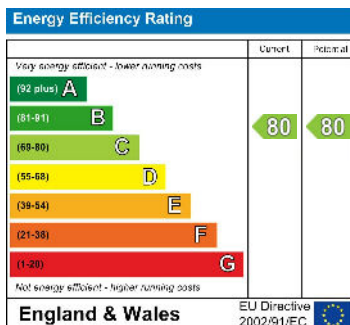
### Floor Plan

Approx. 83.9 sq. metres (902.8 sq. feet)



Total area: approx. 83.9 sq. metres (902.8 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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