



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Flat 4, Margaret Court  
Main Street, Tiddington, CV37 7AY



## Property Description

Flat 4 is located within Margaret Court, a popular, established retirement development located just a short distance from Tiddington village centre. This purpose built development offers a wealth of benefits to those buyers wishing to reside in a high specification apartment, with the addition of having 24/7 support from qualified care staff, an onsite restaurant, and an active social calendar.

This particular property is located to the ground floor so has direct access to the gardens, a rare benefit that should have wide appeal. Being offered with no upward chain, the accommodation in brief comprises:

A private entrance hall leads off to a spacious lounge, filled with natural light through dual aspect windows and a glazed door to a terrace patio. There is a central fireplace providing a pleasant focal point, ceiling, and wall light points.

The breakfast kitchen is well equipped with a comprehensive range of storage, ample prep space, a full range of integrated appliances and space for a bistro table and chairs. There is a generous double bedroom with walk-in wardrobe and dressing area and a modern Jack and Jill bath/shower room complete with neutral tiles and white suite comprising panel bath, walk in shower, WC and wash hand basin.

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.



#### Other Benefits Include

- 24 hour call system with on site staff.
- Onsite Restaurant, residents lounge and meeting room.
- Window cleaning included.
- Free wi-fi, tea and coffee.
- Domestic Pets Allowed.
- Lift access to upper floors.
- Housing keeping service \*\*
- Handyman service \*\*
- Guest accommodation

(\*\* Additional cost involved)

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.

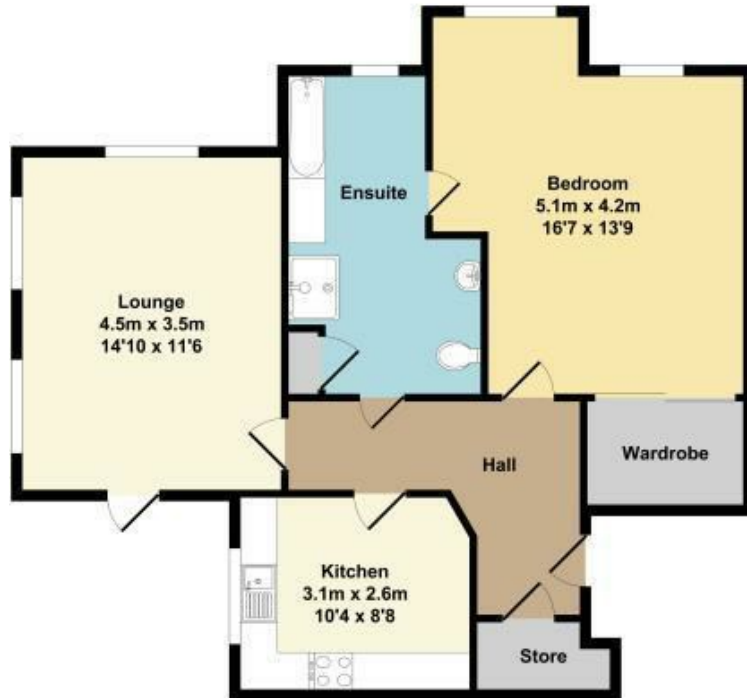
The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International 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.



## 4 Margaret Court

Total Approx. Floor Area 64.6 Sq.M. (695 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	77	79
<b>England &amp; Wales</b>	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 understood to be leasehold with a 125 year lease from 2009, approx maintenance of £560 per month / £6,720 p.a.

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

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

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

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