



VAUGHANREYNOLDS
ESTATE AGENTS

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



A beautifully appointed first floor, two bed apartment in a luxury retirement development.

Apartment 105 is a beautifully-appointed first 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 and has recently been freshly decorated and carpeted throughout.

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 105 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 principal 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.

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.



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. NB. Some of our images may have been enhanced using AI.

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.

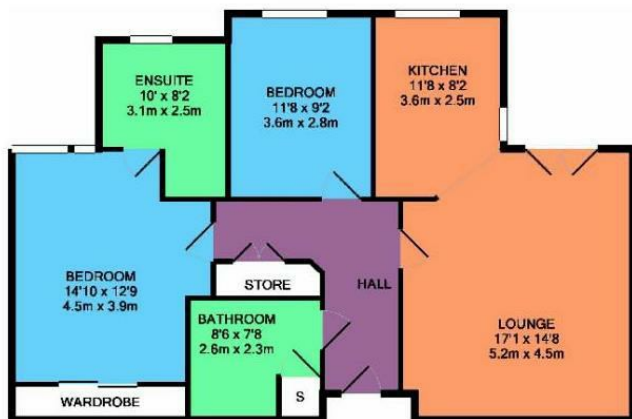
Tenure: The property is Leasehold with vacant possession upon completion of the purchase. Leasehold is 125 years from 2009. Service Charge is £12,701.76 per annum.

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

Local Authority: Stratford, Council Tax Band E

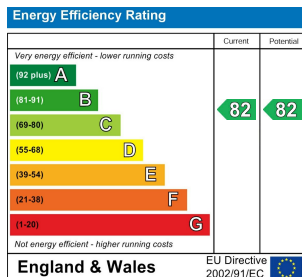
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This 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.

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TOTAL APPROX. FLOOR AREA 883 SQ. FT. (82.0 SQ. M.)

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