

VAUGHAN REYNOLDS
ESTATE AGENTS

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







The Property

A rare opportunity to own this beautiful three-bedroom first floor apartment with a wealth of storage and natural light, set within Retirement Security's Margaret Court, Tiddington, CV37, which offers independent living to the over 65's. The property comprises of an entrance hallway with built-in storage, leading you into a bright dual aspect living room with a feature fireplace, and a fully equipped kitchen with integrated appliances, including a fridge/freezer, oven, electric hob and extractor fan. The principal bedroom is generously sized and benefits from both a fitted wardrobe and a level-access wet room with a walk-in shower. The second bedroom is spacious and features a fitted wardrobe, and the third bedroom features dual aspect views and a fitted wardrobe. The main bathroom is fully equipped and features a bath and a bidet.

Margaret Court is situated just 2 miles from the town centre in the village of Tiddington. Owners can relax and socialise in the communal lounge, or dining room where they can enjoy a delicious meal freshly prepared by the in-house catering team. These areas host a variety of entertainment for the Owners, from themed meals, film nights and birthday parties to keep-fit classes and cocktails on the patio! Margaret Court Owners can enjoy the hobbies room, often referred to as the library where board games can be played, new card games learnt or arts and craft skills refined. There are also communal gardens for the Owners to enjoy: bright and vibrant spaces that are especially beautiful when in full bloom, and perfect to enjoy all year round with seating dotted throughout.

Weekly cleanings of all dwellings are completed by a dedicated housekeeping team who also look after the entire development. All dwellings are installed with safety pull cords in every room which immediately signal one of our 24-hour on-site staff members, ensuring that help arrives within minutes. There is also a guest suite which can be used for friends and family to stay in!

Providing a unique approach to independent retirement living, Retirement Security was established in 1983. We have continued to trail blaze for over 40 years with 32 Courts across England and Wales all offering a range of high-level services to make life easier.







The founder, Bob Bessell, committed to provide retirees with a wider selection of retirement options, ones that offered affordability, a secure environment and a supportive community, alongside retaining financial control – Courts 'Run by Owners, for Owners'. These carefully designed properties bridge the gap between luxury retirement living and preserving your independence for as long as possible.

It is important to note that a significant proportion of the Service Charge relates to items which the prospective purchaser is responsible for in their present home, such as building insurance, building maintenance, gardening, and domestic help.

The lease provides that a transfer premium is payable to Retirement Security on resale of a property. The maximum premium payable is 3% of the sale price depending on the length of time an Owner has lived at the property. Further information is available from the Court Manager.

The Location

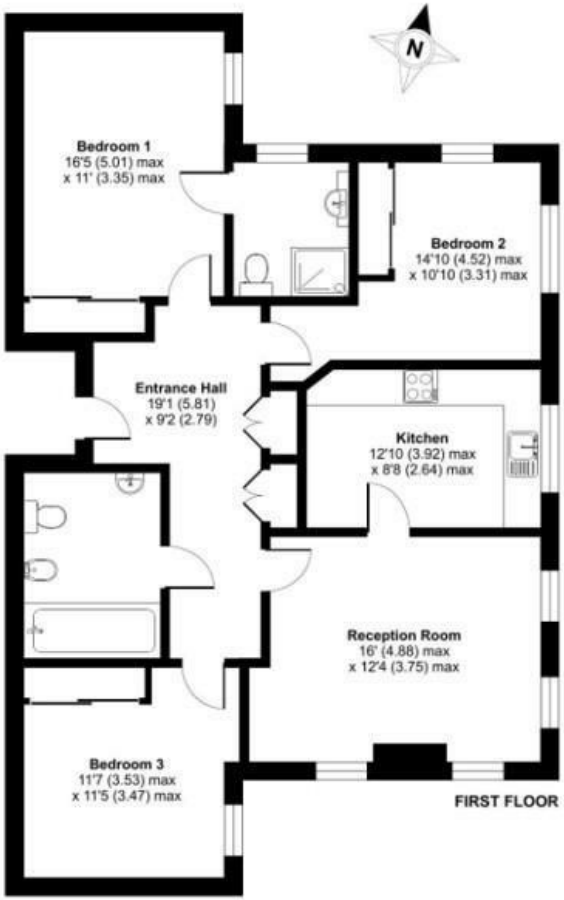
Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides 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.

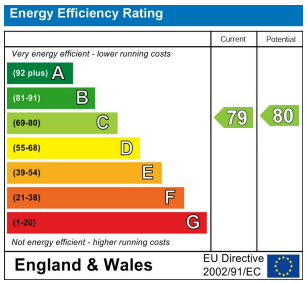
Main Street, Stratford-upon-Avon, CV37

Approximate Area = 1049 sq ft / 97.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Retirement Security Limited. REF: 1006726



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. Lease length is 125 years from 2010. Service charge is £11,267.52 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.

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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