



VAUGHANREYNOLDS
ESTATE AGENTS

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



Property Description

Apartment 103 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 to 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 you will have the option to reserve the property for a fixed period, allowing you time to sell your property, with the peace of mind that your chosen apartment will not be sold to another party. Alternatively, if your property is already sold, we are able to offer the first 12 months service charge included within the sale price*. Terms and conditions apply, so please speak with Vaughan Reynolds for further information. (This offer is only available via the selling agent Vaughan Reynolds 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, providing 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 103 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 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 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.

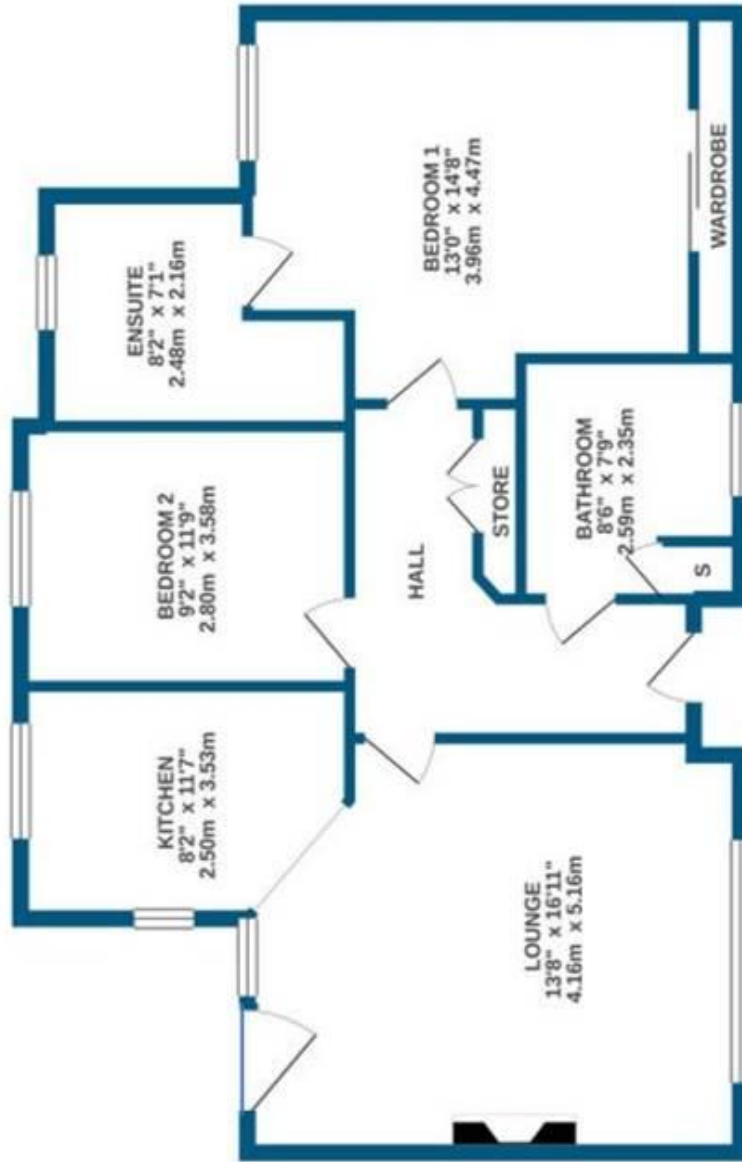
It should also be noted that Margaret Court owners own and manage the property, with 100% transparency of costs and influence over the day-to-day management of the property via representation on the trust board.



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First Floor

803 sq.ft. (74.6 sq.m.) approx.



103 Margaret Court

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: £636.62 per month. Ground rent: Nil.

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

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.

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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