



**VAUGHANREYNOLDS**  
ESTATE AGENTS

23 Tiddington Court, Knights Lane  
Tiddington, Stratford-Upon-Avon, CV37 7BP



## Description

Apartment 23 provides an ideal opportunity to purchase a well-presented one bedroom, first floor apartment on this sought-after retirement development, which focuses on maintaining independence with support. Features include an on-site restaurant, communal relaxation areas, visitor guest suite, lift access, and pull cords situated in each room, providing instant support from on site personnel, 24/7.

The Court is located just off Tiddington High Street, which is approximately 1 mile from the bustling market town of Stratford-upon-Avon. The high Street in Tiddington itself has a range of amenities satisfying regular, daily needs and is only a short, level walk from the development.

In brief the accommodation on offer comprises: Private inner hall with cloaks cupboard, airing cupboard and panel doors off. A light filled sitting room enjoys a double glazed window to rear overlooking mature planted gardens and the activity on Knights Lane. An archway provides access to a pleasant kitchen, complete with modern sleek door fronts and contrasting work surfaces over, including a contrasting solid oak breakfast bar for dining. There is also an integrated Smeg oven, Bosch induction hob, fridge and freezer.

The double bedroom has the benefit of a built-in wardrobe and recently updated wet room, is well appointed with a large walk in shower area with retractable seat, wash hand basin, raised WC, complementary tiling and non slip flooring throughout.





Tiddington Court comprises of 42 spacious apartments and bungalows, mainly one and two bedrooms, the communal areas are decorated to a high standard to include a very comfortable communal lounge, on-site restaurant, guest suite, landscaped gardens and ample car parking. The services on offer are much greater than is usual in standard retirement apartments or sheltered housing. The Leasehold Very Sheltered Housing available at Tiddington Court, offers older people the opportunity of retaining their independence, improving their quality of life and remaining in their own homes for as long as possible.

There is a team of staff working on a shift basis, managed 24 hours a day. The monthly service charge covers the costs of external maintenance, buildings insurance, upkeep of the grounds and one and half hours of domestic assistance per week per individual property.

#### 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.



## 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 approximately 86 years remaining.

Service Charge: £674.64 per calendar month or £8,095.68 p.a.

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

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

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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

### Floor Plan

Approx. 49.1 sq. metres (528.6 sq. feet)



Total area: approx. 49.1 sq. metres (528.6 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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