

VAUGHANREYNOLDS ESTATE AGENTS

7 Margaret Court, Main Street Tiddington, Warwickshire, CV37 7AY



## Property Description

Apartment 7 is a beautifully appointed, ground floor apartment that forms part of the highly regarded Margaret Court retirement development, which is located in the heart of the extremely desirable village of Tiddington with numerous amenities to hand.

A bespoke, purchaser support package is available on this apartment, which includes the first 12 months service charge to be included and the option of an Assisted Move program, whereby the purchasers agents fees are paid on the sale of their property\* 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, whilst the popular and well-regarded Stratford-upon-Avon Golf Course is just half a mile distant. However, for those wishing to avoid the short journey, advantage can be taken of the superb onsite 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. Occupying a premium position within the development, direct access to a private terrace patio, Apartment 7 requires internal viewing to be appreciated and offers the following accommodation:





Private inner hallway with cloaks cupboard and security intercom access point providing access to each of the rooms. The sitting room is flooded with natural light through dual aspect windows and door to patio and enjoys a feature stone fireplace with inset real effect fire, TV and telephone, ceiling and wall light points.

The stylish kitchen is well-equipped with a work surface and a number of integrated dishwasher, washing machine, oven, induction hob and extractor fan. There are 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, bidet and window to side. The second bedroom makes an ideal guest bedroom, dressing room with large in-built wardrobe, study or dining room if required. The principal bathroom is equally well-appointed with a modern white suite comprising a panel bath, raised WC, wash hand basin, airing cupboard with Externally, there are several areas to enjoy the sunshine, including a first-floor roof terrace and landscaped gardens. There is development for residents and guests.

## OTHER BENEFITS INCLUDE:

- 24 hour pull cord system with onsite staff
  On site Restaurant, residents lounge and meeting room.
- Housing keeping service \*\*
- Handyman service \*\*
- Window cleaning included
- Free wi-fi, tea and coffee
- Domestic Pets Allowed
- Lift access to upper floors
- Guest accommodation\*\*
- (\*\*additional costs involved)

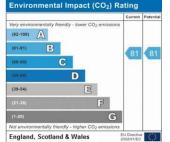




## TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 SQ.M.)

While downy chose all the basis many in case in the accuracy white door plant, to accurate the of doors windows and represent opping the accuracy plant and replants and accuracy the accuracy of the plants accuracy plant of the south on t





## **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 vacant possession upon completion of the purchase.

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

Local Authority: Stratford-upon-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



e effect on you or your credit history. You e understand that we will undertake a search with f 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.

Professional Survey Department: We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice please contact us on **01789 292659**.

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.

10 Union Street, Stratford upon Avon CV37 6QT T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk