



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 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. 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 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, 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 ample shelving 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.



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)



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