

Peter Clarke



9 Tiddington Court, Knights Lane, Tiddington, Stratford-upon-Avon, Warwickshire, CV37 7BP

- Ground floor
- Private deck
- South facing
- Superior condition
- Desirable location within the scheme



Offers Based On £129,950

An individual ground floor, south facing retirement apartment with the almost unique feature of double French doors onto it's own decked patio terrace overlooking the gardens. Recently redecorated, double glazed, gas fired central heating, easily managed comfortable and well maintained, the environment is friendly and professionally managed with the reassurance of emergency pull cords for assistance.

#### ACCOMMODATION

Entrance foyer with managers office, television room, dining room, craft/morning room. Front door to entrance hall with fuse box, laundry cupboard with Beko washing machine and Hotpoint tumble dryer. Spacious sitting room with electric wall mounted fire, mantle shelf over, double French doors to the deck. Kitchen with range of base and wall cupboard and drawer units, one and a quarter bowl sink, Proline slimline dishwasher, AEG electric hob, Worcester gas fired central heating boiler, integrated fridge and integrated freezer, Lamona oven. Double bedroom with wardrobe cupboards, window overlooking the deck. Refitted bathroom with wash hand basin, wc and large walk in wet room shower, Mira shower fitted.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold, originally with 121 years from 25 March 1984, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**AGENTS NOTE:** Photographs taken whilst still furnished, now unfurnished.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**AGENTS DECLARATION:** In accordance with legislation, the Agent wishes to declare and make prospective buyers aware that one of the Executors is a relation of a Partner at Peter Clarke & Co LLP. If any further information is required please do not hesitate to connect the Agent's office. We also recommend independent advice is sought if required.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

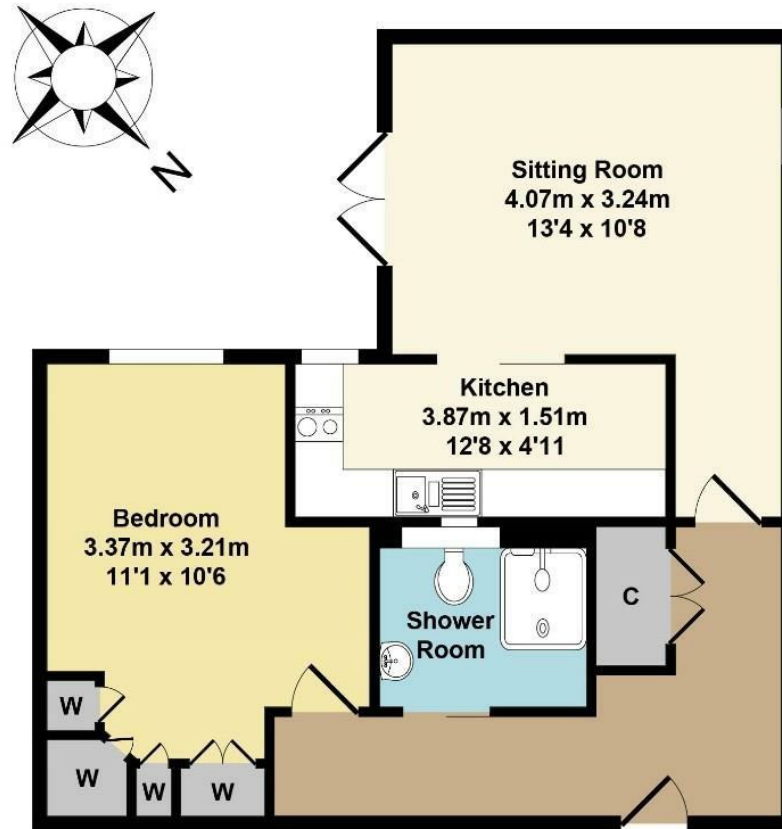
**VIEWING:** By Prior Appointment with the selling agent.

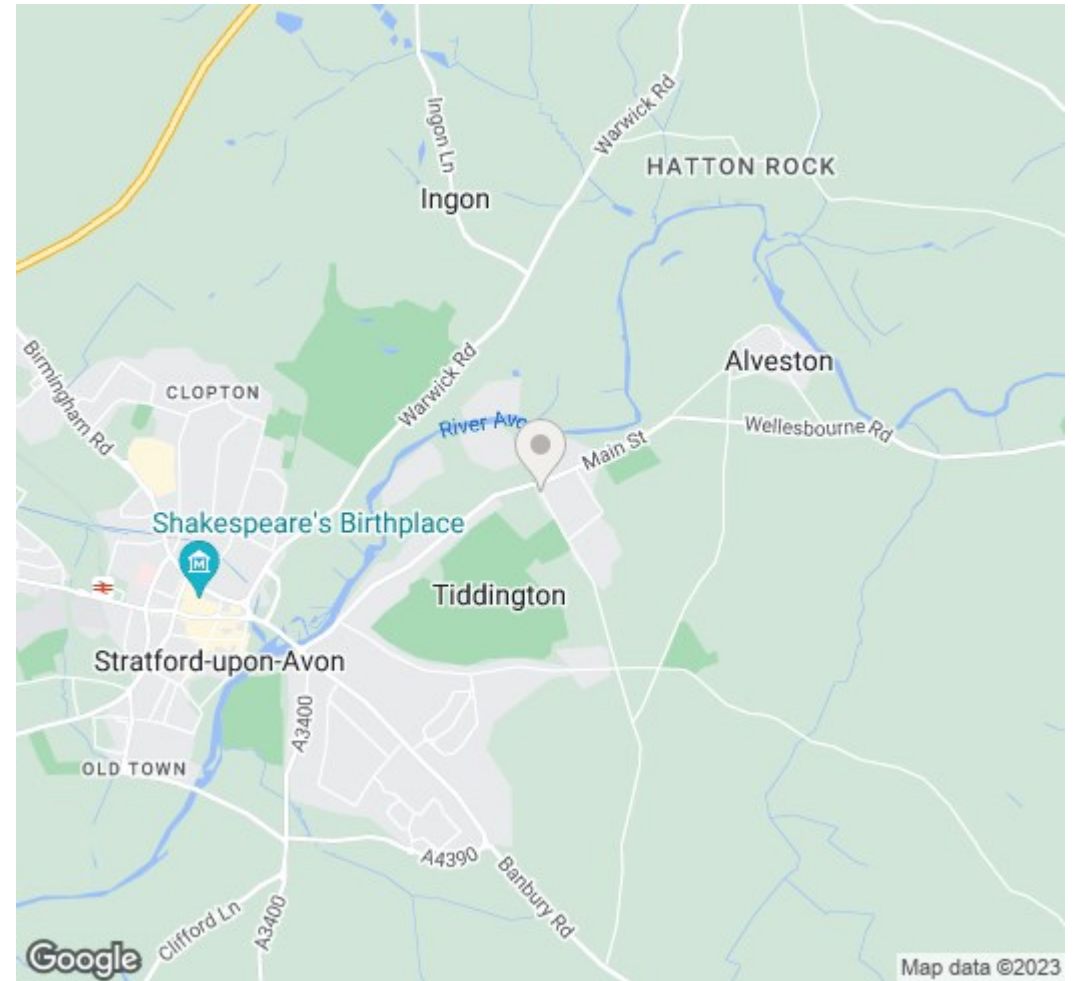


# Tiddington Court, Knights Lane, Tiddington, Stratford-Upon-Avon

Total Approx. Floor Area 49.80 Sq.M. (536 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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