

Peter Clarke



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

Offers based on £320,000

A two bedroom, two bathroom luxury first floor retirement apartment providing VERY SHELTERED accommodation for residents of 65 years and over, situated in this splendid development, with attractive communal gardens and residents parking. NO CHAIN



**TIDDINGTON** is a popular village lying south of the river approximately one and a half miles from the centre of Stratford. Good local facilities in the village of Tiddington include shops, grocer/delicatessen, post office, restaurants, primary school and public house.

**MARGARET COURT** comprises 44 spacious apartments and 6 luxury bungalows, most of which are two bedroomed. The communal areas are decorated to a high standard to include a very comfortable 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 Margaret Court offers older people the opportunity of retaining their independence and improve their quality of life and remain 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 a half hours of domestic assistance per week per individual property

- Independent retirement living with support when you need it
- Fully managed facilities and services
- On-site restaurant can provide lunch at cost on a daily basis
- Visitor guest suite
- Lift access throughout development
- Residents have a real say in how Margaret Court is managed
- Weekly Service Clean included

- Communal facilities including lounge, function room and gardens
- Secure parking
- Warden call pull-cord in each room of the apartment

## ACCOMMODATION

**ENTRANCE HALL** radiator, cupboard and storage.

**SITTING ROOM** fireplace with inset electric fire, French doors with Juliet balcony.

**KITCHEN** offered in pristine order with integrated fridge and integrated freezer, Neff stainless steel oven, four ring electric hob, stainless steel and glass hood over. Integrated Ignis dishwasher, one and a half bowl stainless steel sink, Potterton



gas fired central heating boiler and base and wall cupboard and drawer units with working surfaces.

**BEDROOM ONE** fitted wardrobes.

**LARGE EN SUITE WET ROOM** with excellent shower, wash hand basin, bidet and wc, radiator.

**BEDROOM TWO** fitted wardrobe, radiator.

**BATHROOM** with wc, wash hand basin and bath.

**OUTSIDE**

### GENERAL INFORMATION

**TENURE** The property is understood to be leasehold although we have not seen evidence. We have been advised by the vendor there is a 125 year lease from 2009, the current service charge amounts to £678.60 pcm. Please note there is also a 3% sale charge to Retirement Security Living on re-sale completion. These details 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. Gas fired central heating.

**AGENTS NOTE** This information has been provided by the management company RSL. It is imperative these figures are checked as current and correct prior to exchange of contracts.

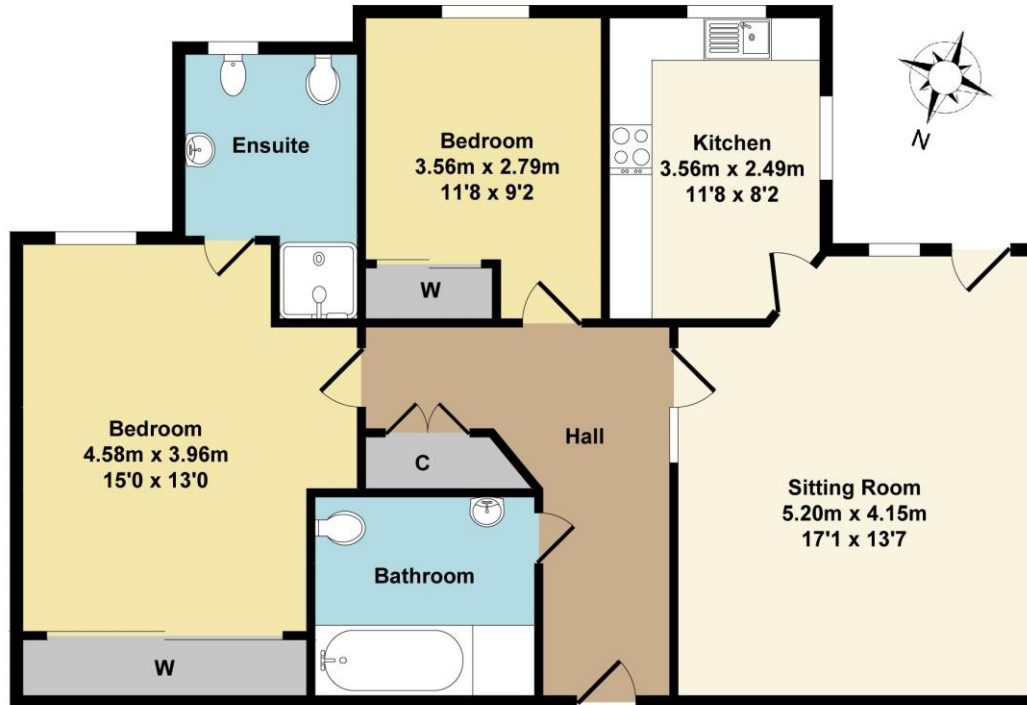
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in **Band E**

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



Margaret Court, Main Street, Tiddington CV37 7AY  
Total Approx. Floor Area 82.50 Sq.M. (888 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.



**DIRECTIONS:** Proceed out of Stratford town centre over Clopton Bridge, take the first left turning onto the B4086 Tiddington Road. Proceed through Tiddington village, continue out, and you will find Margaret Court on the right hand side.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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