



2 bed retirement property to buy in CV37

Main Street, Tiddington,
Stratford-upon-Avon, Warwickshire, CV37
7AY

£180,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Hallway and Lounge
- ✓ Two Bedrooms
- ✓ 24 hour Pull Cord System
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Description

Apartment 217 is a well-appointed second floor retirement apartment forming part of the highly regarded Margaret Court retirement development, which is located in the heart of Tiddington Village with many amenities at hand.

Stratford-upon-Avon town centre is approximately 2 miles away and offers a wide range of activities and facilities. However, for those wishing to avoid the short journey into town, 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, and helps to provide an alternative lifestyle choice for buyers wishing to downsize or move to a more manageable property. Apartment 217 requires internal viewing to be fully appreciated and offers the following accommodation: A private inner hallway with cloaks cupboard, airing cupboard and security intercom access point provides access to each of the rooms. The living room is flooded with natural light through a large window to front and enjoys a feature fireplace with inset real effect fire, TV and telephone, ceiling and wall light points.

The stylish kitchen leads to the living room and is well equipped with a comprehensive range of storage, ample work surfaces and a number of integrated appliances including a fridge, freezer, dishwasher, washing machine, oven, induction hob and extractor fan. The living area is a particular highlight, benefiting from large windows to two aspects which flood the space with natural light throughout the day, while wide door openings enhance the sense of space and accessibility. The apartment is also conveniently positioned adjacent to both lifts. There are two spacious bedrooms, with the principal bedroom enjoying a large built-in wardrobe and a modern en-suite wet room/shower room, tastefully tiled throughout with non-slip flooring. The second bedroom would make an ideal guest room, dressing room or formal dining room if required. The principal bathroom is equally well appointed, featuring a modern white suite comprising a panelled bath, raised WC, bidet, wash hand basin 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.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 108

Annual Service Charge Amount: £9,468.00

Price: Starting Bid £180,000

Property Type: Retirement property

Parking: Communal

Year built: 2009

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of this floor plan, the sole directors of the company accept no liability for any errors or omissions. It is recommended that you verify the accuracy of the floor plan by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Made with: MyPlan 0.2.2012

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Main Street, Tiddington, Stratford-upon-Avon, Warwickshire, CV37 7AY

Contact your local branch today for more information on this property:

1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

