



Margaret Court, Tiddington, CV37 7AY

£295,000



KING
HOMES

A light and spacious luxury 2 double bedroom apartment which is one of the largest in this sought after retirement home, with landscaped communal gardens and secure parking. *Strictly over 65's only*

Built to provide some of the best sheltered living in the area, the apartment offers secure independent living with support on hand if you need it. The facilities are fully managed with staff on site 24 hours a day. There is a weekly cleaning service, lift access throughout, communal sitting rooms and an on-site restaurant. There is a pull-cord in each room of the apartment to call a warden, for peace of mind. Should you wish to have family or friends to stay, there is also a visitor guest suite.

The apartment itself is light and airy throughout and impressively spacious. The large sitting room offers plenty of space to relax in front of the fireplace and there is also space for a dining table.

The adjoining kitchen is tastefully finished, with a neutral colour scheme and NEFF appliances, with space for a small table and chairs, this makes a lovely spot for breakfast time.

There is a master bedroom with fitted wardrobes and an en-suite which has a practical walk-in shower. The second bedroom is perfect to use as a guest room, study or hobbies room. The apartment also has a separate bathroom.

Located in the desirable village of Tiddington, you have plenty of amenities on your doorstep. These include local shops, a post office, restaurants and a local pub. If you wish to venture into town, Stratford-upon-Avon town centre is only one and a half miles away.



Hallway

| | |
|--------------------|-------------------------------|
| Living Room | 13'8" x 13'8" (4.19m x 4.19m) |
| Kitchen | 11'9" x 8'0" (3.60m x 2.46m) |
| Bedroom One | 17'1" x 9'10" (5.22m x 3.01m) |
| En-Suite | 10'9" x 8'0" (3.28m x 2.44m) |
| Bedroom Two | 11'9" x 9'1" (3.60m x 2.79m) |
| Bathroom | 6'0" x 8'3" (1.85m x 2.52m) |

The Facts

Tenure: Leasehold

All items of fixtures and fittings mentioned in these sales particulars are included in the sale. All other items are specifically included.

Accompanied viewings by appointment only.





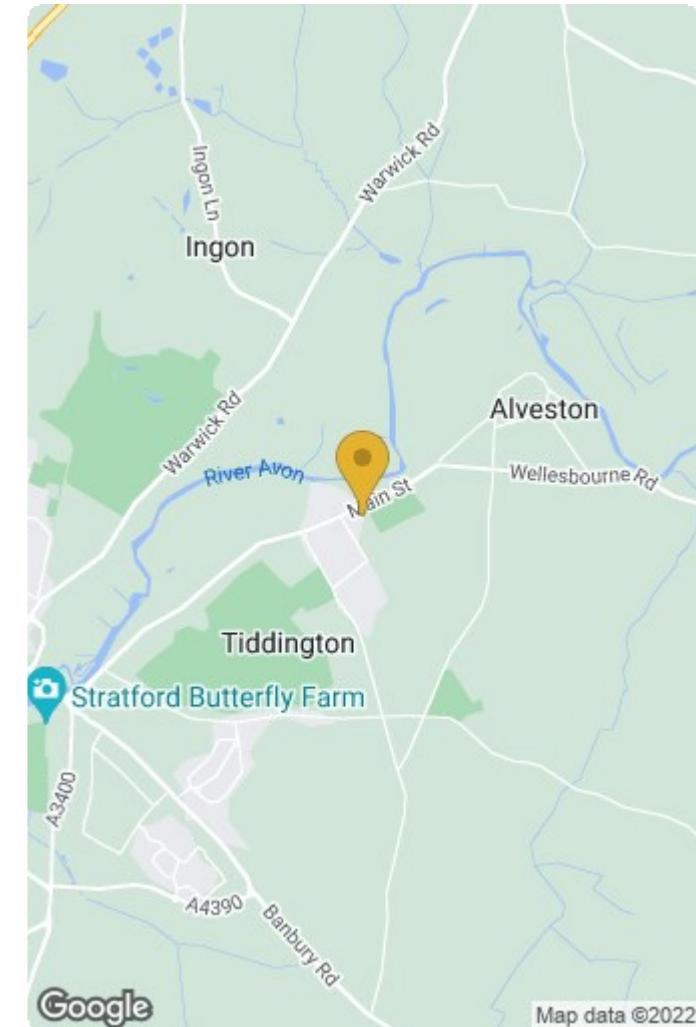
Ground Floor

Approx. 79.6 sq. metres (856.4 sq. feet)



Total area: approx. 79.6 sq. metres (856.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |