



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

- Exclusively for the over 55's
- For sale by online traditional auction
- Top floor apartment with lift and stair lift access
- Duty Manager on site 24 hours a day
- One and a half hours cleaning included each week
- Recently recarpeted and redecorated
- Use of communal residents lounge with regular social events
- Lunch available at additional cost
- NO ONWARD CHAIN



Auction Guide £45,000

**\*\*FOR SALE BY TRADITIONAL ONLINE AUCTION\*\*** Recently re-decorated and re-carpeted and located in a peaceful retirement development exclusively for the over 55's, is this one double bedroom top floor apartment (with lift and stair lift access to the top floor). The accommodation comprises entrance hall with storage, sitting room, kitchen, wet room and one double bedroom. Parking available. The use of a residents lounge and some meals available for an extra cost are just something else this development can offer. NO ONWARD CHAIN

#### ACCOMMODATION

Entrance hall with door to two storage cupboards. Sitting Room. Kitchen with matching wall, base and drawer units with work surface incorporating stainless steel sink and drainer unit, space for oven and fridge freezer, wall mounted boiler. Wet Room with walk in shower, wc and wash hand basin. Bedroom with built in wardrobe. Outside the property is set in well maintained communal gardens and parking is available on a first come, first serve basis.

Within the communal areas is a residents lounge which offers regular social events. Lunch is available to be purchased at an additional cost. Guest suites are available for hire on a pre-booked basis. Communal laundry facilities are available. The apartment is to be occupied only by someone over the age of 55.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold for a term of 121 years from 1984. The lease expiry date is 25.3.2109. The service charge for 1.4.26 - 31.3.27 is £874.78 per month. This should be checked by your solicitor before exchange of contracts.

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

**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.

**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.

#### AUCTION SPECIAL CONDITIONS

Auction end date and time: TBC. The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit the Peter Clarke in association with Winkworth website, click on Residential Services and then Online Auctions or use the link here. <https://peterclarke.co.uk/online-auctions/>

In order to bid, you will need to register and verify your email. The REGISTER button can be found on the Auction Listings page. Then via the dashboard, you will need to pass an ID check, enter your card details and your solicitor details.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. It is set within the guide range.

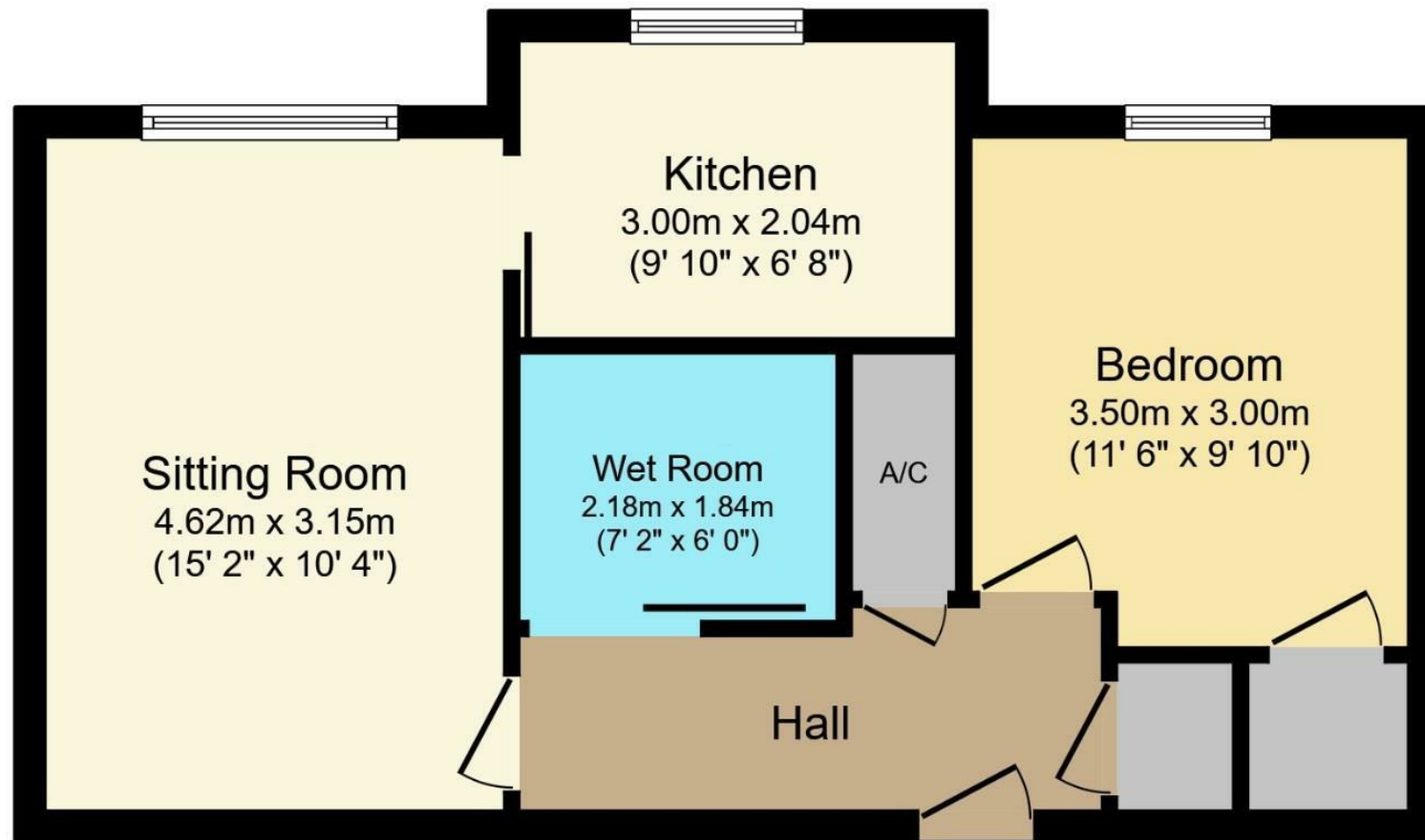
A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquires prior to placing any bids.

Some vendors may consider offers prior to the auction. These offers can only be submitted via 'agents name' and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding online auctions or would like to arrange a viewing.



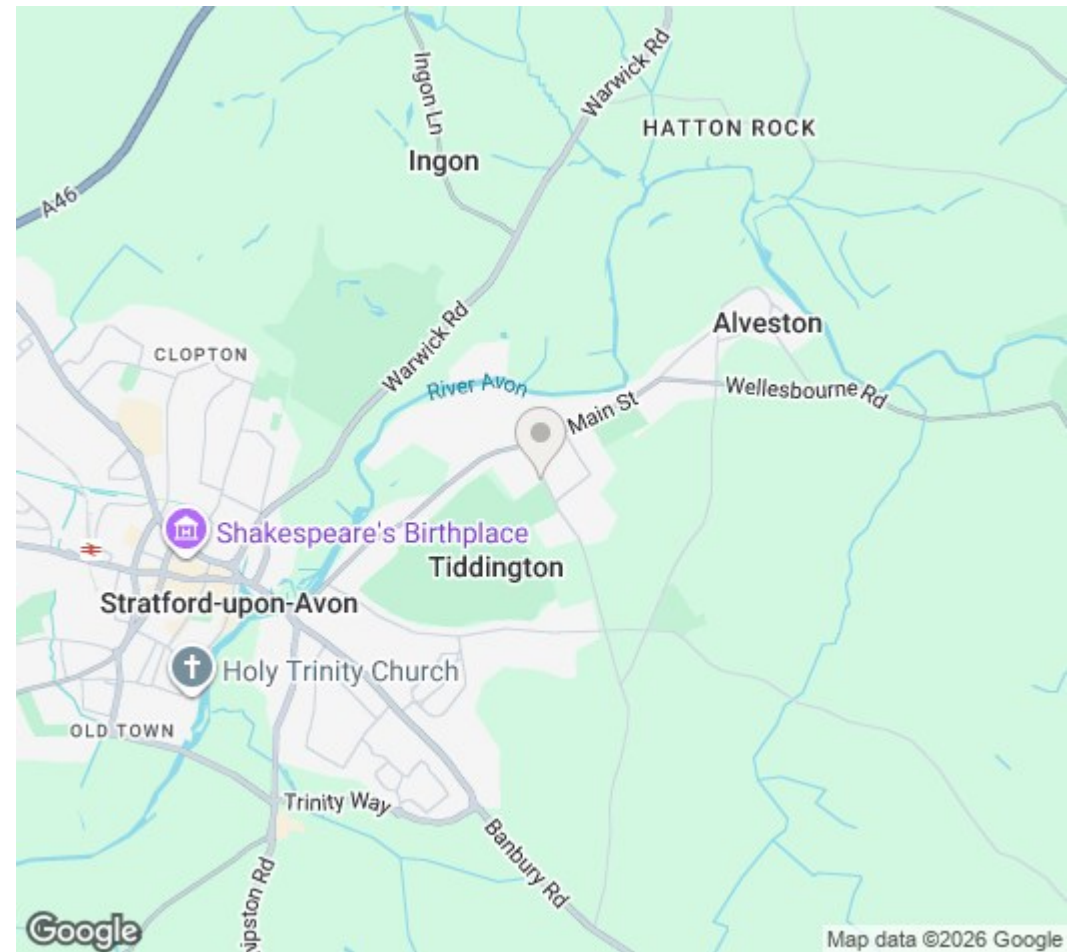
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Second Floor

Total floor area: 44.0 sq.m. (473 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



Peter Clarke

AN ASSOCIATE OF

Winkworth