

A three-story brick building with a courtyard garden. The building is constructed of red brick with horizontal bands of lighter-colored bricks. It features several windows with dark brown frames. The courtyard in the foreground is landscaped with various green plants, including a large bush on the left, a tall green shrub in the center, and a wooden bird feeder on the right. A wooden ladder leans against the wall on the right side. The sky is overcast.

Peter Clarke

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

£90,000

A well-presented first floor apartment providing very sheltered accommodation within an attractive and quiet court setting. Situated in the village of Tiddington, located less than two miles from the centre of Stratford upon Avon. The property features a wet room, large bedroom with fitted wardrobes, hall with airing and cloaks cupboard, kitchen and living room overlooking the court's communal grounds. The apartment is served by gas fired central heating and all windows are double glazed. **NO ONWARD CHAIN.**

Front door leads to: **ENTRANCE HALL** with storage cupboard, airing cupboard with shelving and housing water tank.

BEDROOM with fitted double wardrobes and window to front.

BATHROOM with linoleum floor, wc, wash hand basin, walk-in shower with glazed shower screen, extractor fan and privacy window to front.

SITTING/DINING ROOM with feature stone hearth and timber mantel with space and socket for electric fire, window to front.

KITCHEN with wood effect linoleum flooring, matching wall, base and drawer units with worktop over and tiled splashback, oven, four ring electric hob with extractor over, stainless steel single bowl sink with drainer and mixer tap, space for fridge freezer and window to front.

OUTSIDE There are **COMMUNAL GARDENS** with the option of on-site parking, subject to application.

There are further **ON SITE FACILITIES** including laundry room, breakfast room and dining hall with regular schedule events.

GENERAL INFORMATION

TENURE We are informed the property is Leasehold with 85 years remaining, although we have not seen evidence. Purchasers should check this before proceeding. The current service charge is £8,222.64 per annum.

SERVICES We have been advised by the vendor there is mains gas, water, electricity and drainage are connected to the property. However, this must be checked by your solicitor before exchange of contracts. Gas central heating.

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.

AGENTS NOTE Available for the over 55's only. The lease includes a charge condition based on the length of ownership, promising a proportion of the sale price per year for depending on the length of ownership.

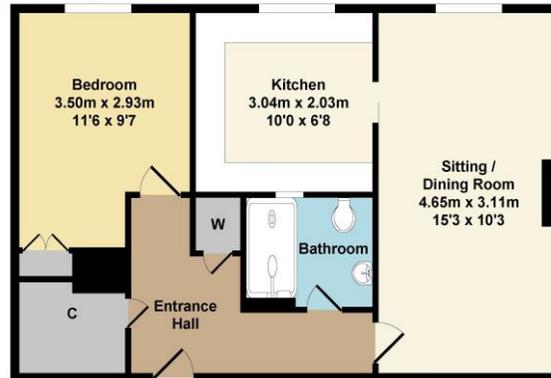
DIRECTIONS: Crossing the River Avon south on the A3400 Bridgefoot, take the first left joining Tiddington Road. Continue along Tiddington Road for approximately two miles and just as you enter Tiddington take the first right on to Knights Lane. Continue along Knights Lane taking the second turning on the right into Tiddington Court.

VIEWING: By Prior Appointment with the Selling Agents.
REGULATED BY RICS

Tiddington Court, Tiddington

Total Approx. Floor Area 57.0 Sq.M. (613 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.



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