35 Tiddington Court, Knights Lane, Stratford-Upon-Avon, CV37 7BP

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

Property Description

This Lot is now available to purchase post-auction. Interested parties should contact SBK Auctions to submit an offer, arrange a viewing, or raise any enquiries.

An exceptional opportunity to acquire a well-presented one-bedroom second-floor retirement apartment, situated within the sought-after Tiddington Court Development. Designed for independent living for residents aged 55 and over, the property offers comfortable and secure accommodation in a desirable location, conveniently positioned less than two miles from Stratford-upon-Avon.

The accommodation briefly comprises an entrance hallway with storage, a spacious lounge/dining room, a kitchen fitted with a comprehensive range of base, drawer and wall units, a bedroom with fitted wardrobe and a shower room.

The development benefits from being close to a range of local amenities, with a bus stop located directly outside Tiddington Court, providing excellent transport links and easy access to the surrounding area.

Private parking is available close to each property, offering convenient access for residents. The development benefits from 24-hour on-site staff, providing reassurance and support while allowing residents to maintain their independence.

Residents can enjoy access to a comfortable Owners' Lounge and an on-site dining area, where lunch is available daily for a small additional charge. A dedicated guest suite is also available for visiting friends and family, while the outdoor patio area provide a peaceful space to relax and socialise.

Key Features

- This Lot is now available to purchase post-auction.
- Interested parties should contact SBK Auctions to submit an offer, arrange a viewing, or raise any enquiries.
- A well-presented one bedroom second floor apartment
- Pre-auction offers are invited and may be considered by the Seller
- Long lease of 947 years remaining
- Minimum age of 55
- Lounge diner
- Fitted storage throughout
- Located close to a range of local amenities
- Bus stop conveniently situated just outside Tiddington Court

Auction Guide
£5,000

Auctioneer note
The sale must be made subject to the occupier obtaining freeholder consent. This consent involves two key considerations:

• Age criteria: the occupier must have a minimum age of 55 (or less with a waiver from the local authority for a disability).
• Suitability: the court must be confident that they can accommodate the needs of the occupier.

In addition, freeholder consent confirms the following conditions:

• Companies cannot bid on the property
• Sub-letting will not be allowed so no buy-to-let brigade.
• The bidder must be the occupier unless they are buying for a direct relative (child for a parent).

Please refer to the legal pack for further information.

Auction Terms
This property is offered for sale by online conditional auction by SBK Sales Ltd, trading as SBK Auctions. The property will, unless previously sold or withdrawn, be sold subject to the Special Conditions and General Conditions of Sale contained within the Auction Legal Pack. The Auction Legal Pack will be available to download by registered bidders.

The sale will take place online and is being sold with a fixed fee. If you are the successful buyer, you will enter into a Reservation Contract with the seller. Exchange and completion will normally be required within 56 days, unless varied by the auction terms or Reservation Contract.
If you are planning to purchase with finance, you should inspect and consider the property carefully with your lender before bidding. At the end of the auction, the buyer will pay a Reservation Fee to reserve the property.

Some sellers may consider a pre-auction offer and the lot may be sold before the auction.

Auction Fees
The following non-refundable auctioneer's fees apply and will need to be paid to the auctioneer before the Reservation Contract is completed:

• Buyer's Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £5,000 plus VAT, being £6,000 inc. VAT
• Search pack of £336 inc. VAT

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Auction Legal Pack. Buyers must read the Auction Legal Pack carefully and take professional advice before bidding.

Guide Price and Reserve Price
The guide price is an indication of the seller's current minimum acceptable sale price and is given to assist interested parties in deciding whether or not to pursue their interest. The reserve price is the minimum price at which the seller has authorised the auctioneer to sell. The reserve price remains confidential between the seller and the auctioneer.

Where a guide price is shown as a range, the reserve price will be set within that range. Where a single figure guide price is shown, the reserve price will not be set more than 10% above that figure.
Both the guide price and reserve price can be subject to change at any time prior to the auction.

Plans
Plans shown are for identification purposes only.

Services
The auctioneer understands that mains water, drainage and electricity are connected to the property, though these services have not been tested. Buyers are advised to make their own enquiries to confirm the connected services.

Directions
What3words///brass.asks.lands

Tenure and Possession
The property is Leasehold. The lease term is for 990-year lease from 25th March 1984, meaning there are approximately 947 years unexpired. The auctioneer understand the service charge is £10,497.36 annually. The property is sold with vacant possession on completion. Please refer to the Legal Pack for further details.

Bidder Registration and Auction Legal Pack
If you would like to register to bid, please visit:
online.sheldonbosleyknight.co.uk

Once registered, you will be able to access the lot, complete the registration process and download the Auction Legal Pack. If you register before the Auction Legal Pack has been completed by the seller's solicitor, you will be notified once it has been uploaded.

All bidders must register before bidding, complete the required identity checks and be approved to bid.

Preferred Solicitors
If you would like details of our preferred solicitors, please contact the auction team and we can arrange for information to be sent to you.

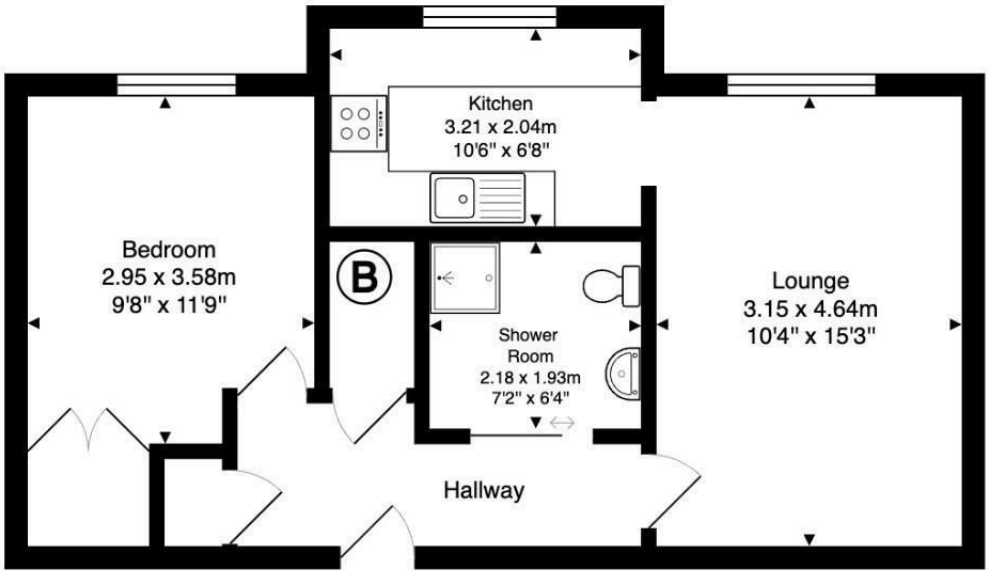
Legal Documents and Additional Costs
It is essential that bidders check the legal documents prior to bidding and take professional advice. The legal pack may include searches, title documents, Special Conditions of Sale, tenancy information, planning documents, notices, replies to enquiries and other documents relevant to the lot.

Special Conditions of Sale can contain additional costs, being costs over and above the price the lot is knocked down at, and bidders are deemed to be aware of any additional costs prior to bidding.

Bidders must rely on their own inspection of the legal pack and any professional advice they obtain before bidding.

Viewings
All viewings are by appointment only through the Auction Department.

Floorplan



Third Floor

Total Area: 46.9 m² ... 505 ft²

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
The vendor, agency and supplier will accept no liability for its accuracy.

EPC Rating - C

Tenure - Leasehold

Council Tax Band - C

Local Authority
Stratford-on-Avon District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk

SALES | LETTINGS | PLANNING & ARCHITECTURE | COMMERCIAL | STRATEGIC LAND | NEW HOMES | BLOCK MANAGEMENT | RURAL

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

RICS

DISCLAIMER
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.