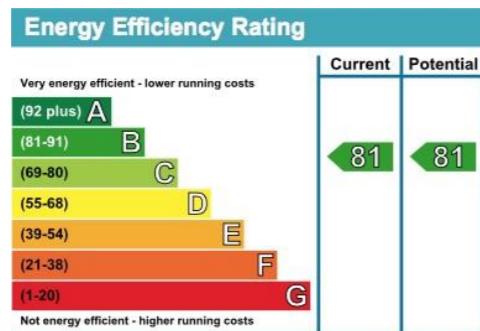


**12 Frankton House**  
Approx. 76 sq. metres (817 sq. feet)



12 Napton Court, Lime Tree Village, Cawston Lane, Dunchurch, Warwickshire CV22 7SN



**£229,950**  
**Leasehold\***

\* Other charges apply, please ask for details.

**Viewing strictly by appointment only**

Telephone Retirement Villages on 01372 383950

All visitors must report to Lime Tree Village reception. Thank you.

**A Charming well-presented second floor two bedroom apartment comprising:-**

- Entrance Hall
- Sitting / Dining Room with Juliet Balcony
- Kitchen
- Master Bedroom with En-Suite Shower Room
- Second Bedroom/Study
- Additional Bathroom
- Lift Access
- Excellent Communal Facilities
- Beautifully Maintained Communal Grounds
- Communal entrance lobby accessed by secure video entry system. Private front door into;





## 12 Napton Court, Lime Tree Village, Cawston Lane, Dunchurch, Warwickshire CV22 7SN



### Tenure: Leasehold

#### Entrance Hall:

Dog-legged hallway with airing cupboard housing hot water tank, additional large, shelved storage cupboard, loft space part boarded with ladder and light. Wall mounted video entry system, call monitor for 24 hour emergency assistance, radiator, telephone & power points, Doors onto:

#### Sitting / Dining Room: 4.24m x 5.13m (13'11 x 16'10)

A well-appointed room with front aspect double glazed French doors opening onto a Juliet balcony with a very pleasant outlook. Coved ceiling, TV/FM/telephone and power points, 2 x radiators and 2 x ceiling pendant lights, electric fire point, panel glazed one and a half doors onto:

#### Kitchen: 1.87m x 3.30m (6'2 x 10'10 into recess)

Comprised of a range of eye and base units and drawers in a matt white finish with complementary worktops & tiled splash-backs. In-set one and a half bowl stainless steel sink with mixer tap underneath a double glazed window that has a very pleasant view. Integrated appliances include; waist height electric double oven, 4 ring ceramic hob with overhead extractor, fridge-freezer, slim-line dishwasher, washer-dryer, and cupboard mounted boiler, plinth heater & vinyl flooring.

#### Bedroom One: 3.96m x 3.04m (13'x 10')

Front aspect double glazed window, built-in triple door wardrobe, radiator, coving, telephone and power points, door into:

#### En-suite Shower Room:

Fully tiled with enclosed shower cubicle, vanity unit with wash hand basin, low level WC, extractor fan, heated towel rail, wall mounted mirror with shaver point and light & wall mounted cabinet.

#### Bedroom Two: 1.98m x 3.98m (6'6 x 13'1 plus door return)

Front aspect double glazed window with pleasant outlook, built-in triple door wardrobe, built-in additional double wardrobe and extended desk furniture with drawers and a display cabinet creating a perfect study space. Coving, telephone point, power points and radiator.

#### Bathroom:

Panel enclosed bath, fitted fold-back shower screen and riser shower attachment from taps, low level W.C, wash hand basin with vanity cupboard below, wall mounted mirror / shaver point and light, heated towel rail / radiator and extractor fan.



**Outside:** Lime Tree Village is set within mature landscaped grounds close to the village of Dunchurch. The individual properties are arranged around Cawston House, built in 1907, which provides 'country club' style facilities for village residents including; restaurant, bar, library, function room, snooker room and croquet/putting lawn.

KEY FACTS SALES	12 Napton Court, Lime Tree Village, Cawston Lane, Dunchurch, Warwickshire, CV22 7SN		Created 30/9/2020
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies Lime Tree Village (Landlord) and Lime Tree Village Management Ltd (Management company).	
	Description of unit (type and beds)	2 Bedroom First Floor Apartment	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 125 year lease	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
Cost of moving into property	Asking Price	£229,950	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	Car parking is available on a 'first come, first served' basis in Lime Tree Village for pre-owned properties - Subject to availability and allocated on a 20 year lease for the new builds in Polo Field. Garages - Subject to availability - Lease fee for one garage is currently 12,000 with 6,000 refunded when the garage is surrendered plus a ground rent of 25 per annum.	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by Lime Tree Village Ltd (If GP report required buyers would meet cost)	
	Ongoing charges while living in the Retirement Community	Service charge from Oct 2020 to Sep 2021	Service charge:£4,428.55 for single occupancy, additional £300 for double occupancy.
Maintenance reserve fund (sinking fund)		Included in the service charge. £231,111.27 balance at end last financial year.	
Overnight on call support charge		Included in the service charge	
Ground rent		Currently £250 per annum - fixed for the duration of the lease	Lease, FAQ's
Care Costs	Provided by an external provider	Price on application	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge	FAQ's & Contract pack sent to your solicitor
	Responsibility of Tenant	Home contents Insurance	
Ongoing fees residents will have to pay in addition	Utility Bills	Electric, gas, water, phone,IT.	Buyer introduction pack
	Council tax	Band D - £1,936.49 pa	Rugby Borough Council.
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
Charges when leaving or selling the property	Assignment fee	2.5% (1st year), 5% (2nd year) or 10% (after year 2) of the sales price when re-sold.	Lease, FAQ's, price list
	Estate Agent's commission	Inclusive if using Lime Tree Village Ltd property re-sale service	
	Legal fees	On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees	
	Removal expenses	Buyer/seller responsible for own removal costs	
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
Restriction on selling the property		Purchasers must be at least 55 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease