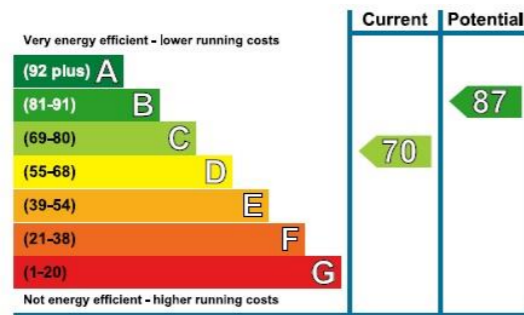


GROUND FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 SQ.M.)

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



£239,950
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 two bedroom cottage presented in excellent order with rural views to the rear aspect, comprising:

- Sitting/Dining Room
- Fitted Kitchen
- Cloakroom
- Double Bedrooms both with En-suite
- Conservatory
- Delightful Views over farmland
- Excellent Communal Facilities



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Tenure: Leasehold

The property is situated in a delightful cul-de-sac with a low maintenance frontage, which can be personalised with pots or outdoor furniture. Parking space close to property.

Bin store cupboard housing boiler & fuse box. Front door onto;

Entrance Hall: A bright welcoming hallway with a spacious feel, large under stairs storage cupboard, radiator, coving, call monitor for 24 hour emergency assistance, stairs rising to first floor with tall inset window. A stair lift can easily be installed if required.

Cloakroom: Low level WC, corner wash hand basin, tiled splash-back, radiator and extractor fan.

Sitting / Dining Room: A solid panelled door leads into a well-appointed room with rear aspect double glazed window and fully glazed double doors that lead into a conservatory. Coved ceiling, TV/FM/ telephone & power points, double panelled radiator and decorative sockets and light switches. (All carpets, curtains, blinds and light fittings included). Double doors lead into the kitchen.

Conservatory: A double glazed conservatory with blinds and heater for all year round comfort. The door opens onto a paved patio area and the communal grounds with very pleasant views over the fields beyond.

Kitchen: Well-equipped kitchen with a front aspect double glazed window looking having a pleasant outlook. Comprising; range of eye and base level units in a cream finish with complementary countertops and tiled splash-backs, Inset one and a half bowl stainless steel sink and drainer, integrated appliances include; fridge freezer, washer/dryer, dishwasher, under counter electric double oven, in-set 4 ring electric hob with overhead extractor fan and plinth heater below. Vinyl flooring and wall mounted extractor fan. Additional cupboards have been added to create ample storage space.

The first floor landing houses an airing cupboard and loft hatch

Bedroom One: A lovely bright airy room with front aspect double glazed windows with a charming view over the front of the village and its beautifully maintained grounds. Radiator, coving, built-in double wardrobes with sliding doors, TV/FM telephone & power points, door into;

En-suite Shower Room: Enclosed fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin with wall mounted mirror/shaver point above, low level WC, chrome ladder style radiator & extractor fan. Wall mounted mirrored cabinets.

Bedroom Two: Rear aspect double glazed window looking over the rural fields beyond, radiator, coving, TV/FM, telephone & power points. Door into;

En-Suite Bathroom: Panel enclosed bath with hand held shower attachment, pedestal wash hand basin with wall mounted mirror and shaver point above, extractor fan and radiator. Opaque leaf design window to rear aspect.

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. Garages maybe available upon request.

Additional Comments/Star features:

Presented in good order throughout.



KEY FACTS SALES	21 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 Cottage	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	£239,950	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 PA for single occupancy, additional £300 PA for double
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	Electricity, Gas, Water, Phone and 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