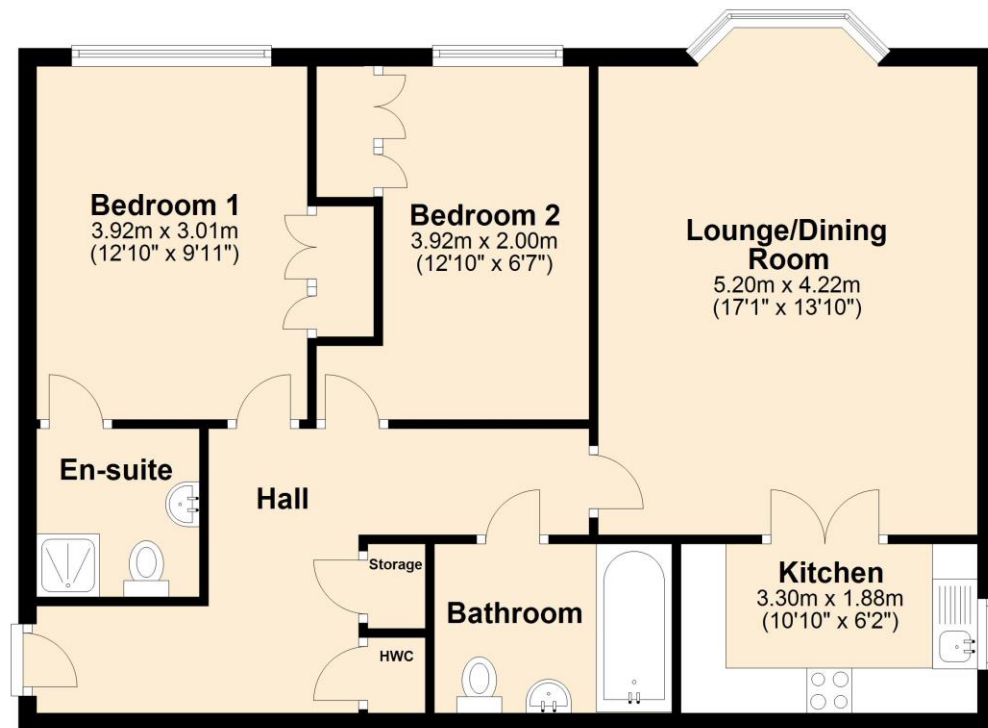


## Ground Floor

Approx. 74.8 sq. metres (804.9 sq. feet)



Total area: approx. 74.8 sq. metres (804.9 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

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



## £235,000 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 delightful well-presented second floor two bedroom apartment recently redecorated, new carpets and flooring throughout, comprising:-

- Entrance Hall
- Sitting / Dining Room with bay window
- Modern fitted 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;





**Tenure: Leasehold**

**Entrance Hall:**

Dog-legged hallway with airing cupboard housing hot water tank, additional large, shelved storage cupboard, wall-mounted phone entry system, Chubb call monitor for 24 hour emergency assistance, radiator, telephone & power points, Doors onto:

**Sitting Room:**

Well-appointed room with a large bay window with creating a bright and sunny room, double panelled radiator to front and rear of room, TV/FM and telephone points, opening into:



**Kitchen:**

Comprising a range of grey eye and base level shaker style units, tiled splash back, complimentary worktops, four ring ceramic hob with overhead extractor, integrated appliances include waist height electric fan double oven, fridge/freezer, slim line dish washer, washer/dryer.

Recess for microwave, frosted rear aspect window and wall mounted cupboard housing boiler.

**Master Bedroom:**

Double glazed front aspect window, coving to ceiling, wall mounted single panel radiator, built in triple door wardrobe with hanging and shelving, telephone and aerial sockets, door into:



**En-Suite Shower Room:**

Comprising pedestal wash hand basin, low level WC, chrome ladder style radiator, fully enclosed shower cubicle, mirror with shaver adaptor and light overhead, part tiled.



**Bedroom Two:**

Double glazed front aspect window, built in triple door wardrobe with hanging and shelving, built-in shelving to one end of the room, telephone point.



**Bathroom:**

Panel enclosed bath with hand held shower attachment, fully tiled, pedestal wash hand basin, low level WC, new carpet to floor, wall mounted chrome ladder style radiator, wall mounted mirror with shaver light overhead.

KEY FACTS SALES		7 Frankton House, Napton Court, Lime Tree Village, Cawston Lane, Dunchurch, Warwickshire, , CV22 7SN		Created 24/9/2020
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 Second Floor Apartment		Brochure, price list
	Status of unit	Pre-owned property		Brochure, property details
	Occupancy	one or two persons		Lease
	Tenure	Leasehold		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	£235,000		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, additional £300 PA for double occupancy		FAQ's
	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, 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