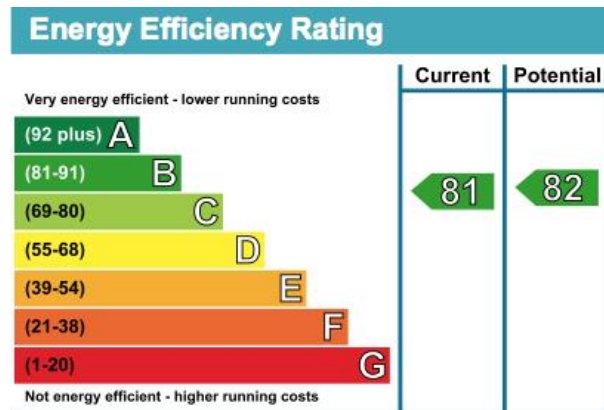


3 Stable Mews
 Approx. 75.0 sq. metres (806.4 sq. feet)



3 Stable Mews, Lime Tree Village, Cawston Lane, Dunchurch, Warwickshire CV22 7SF



£240,000
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 two bedroom ground floor apartment presented in good condition throughout comprising;

- Entrance Hall
- Sitting/dining Room
- Modern Fitted Kitchen
- Master Bedroom with en-suite
- Bedroom Two /Study/Dressing room
- Additional Bathroom
- Private rear garden space and excellent communal facilities, beautifully maintained communal grounds and wildlife pond.



3 Stable Mews, Lime Tree Village, Cawston Lane, Dunchurch, Warwickshire CV22 7SF



Tenure: Leasehold

Communal entrance with entry phone system, front door onto;

Entrance Hall:

Staggered entrance hall with airing cupboard, large storage cupboard with coat hooks, video intercom system, emergency nurse call system, coving to ceiling, central heating thermostat control, radiator, doors leading off to bedrooms and bathroom, with further door leading to:

Sitting/Dining Room: 19'4 x 13'11 Max (5.89m x 4.24m) Max

Double glazed bay window overlooking beautifully maintained gardens with a southerly aspect, coving to ceiling, two radiators, two ceiling light points, TV/FM and telephone point, communal aerial, power points, archway leading into:

Kitchen: 6'1 x 12' (1.85m x 3.65m)

Range of white high gloss wall and base units with complementary work surfaces, one and a half stainless steel sink unit and drainer, integral electric oven with ceramic hob and cooker hood above, integral fridge/freezer, integral washer/dryer, integral dishwasher, tiling to splash backs, plinth heater and cupboard housing central heating boiler. Vinyl flooring.

Bedroom One: 9'11 x 13' (3.02m x 3.96m)

Front aspect double glazed window, coving to ceiling, built-in triple door wardrobe, double panel radiator, ceiling fan and light, TV/FM and telephone point, power points, door to;

En-Suite Shower Room:

Fully tiled shower cubicle, half height tiling to further walls, pedestal wash hand basin with mirror above, shaver point & light, low level WC, radiator to wall.

Bedroom Two: 13'1 x 6'4 (3.98m x 1.93m) plus door recess

Front aspect double glazed window, built-in triple door wardrobe, TV/FM and telephone point, power points, double panelled radiator and coving to ceiling.

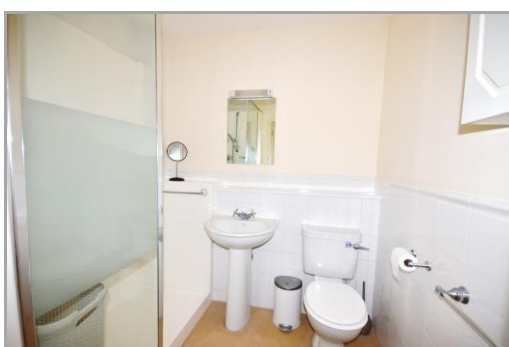
Additional Shower room:

Large fully tiled walk-in shower cubicle with glass screen, pedestal wash hand basin with mirror & shaver point above, low level WC, part tiled walls, extractor fan and radiator.

Outside:

To the rear of the property is a secluded grassed area with well-established shrubs and plants and space for garden furniture.

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



KEY FACTS SALES		3 Stable Mews, Lime Tree Village, Cawston Lane, Dunchurch, Warwickshire, CV22 7SF	Created 7/10/2020
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	£240,000	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 for Single Occupancy and additional £300.00 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	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), 10% after (2nd year)	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