



Total area: approx. 77.7 sq. metres (835.8 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		
69-80	C	79   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 2 Sorrel House, Lime Tree Village, Rugby, Warwickshire CV22 7SH



**£210,000**  
**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.

Well-appointed in a superb corner aspect with outside access a ground floor two bedroom apartment.

- Fully Equipped Modern Kitchen
- Dual Aspect Sitting Room With Bay Window incorporating French doors onto outside
- Separate Dining Room with bay window
- Two Bedrooms
- En-Suite To Main Bedroom



## 2 Sorrel House, Lime Tree Village, Rugby, Warwickshire CV22 7SH



### Tenure: Leasehold

#### Entrance/Hallway:

Communal entrance hall via entry phone system, lift and stairs to first floor, front door onto;

Dog legged hallway with airing cupboard, storage cupboard, coving, telephone and power points.

Wall mounted Horizon care monitor for 24 hour emergency assistance.

#### Sitting Room:

Spacious well-appointed dual aspect sitting room with a large bay window to the rear aspect incorporating French doors opening onto a paved patio and the beautifully maintained grounds. Further side aspect double glazed window creates a light airy feel to the room. Coved ceiling, plenty of power points, TV/FM & telephone points, 2 x ceiling light fittings, 2 x radiators, opening into kitchen and half height panel glazed double doors onto;

#### Dining Room:

Another bay window creates a bright sunny room with power points, radiators, coving to ceiling. Versatile room which could be utilised as a dining room, an additional reception room, study or even a bedroom.

#### Kitchen:

Integral, well-equipped fitted kitchen comprising; range of eye and base level units in a light oak finish, under cupboard lighting, complementary work tops, tiled splash-backs, inset one and a half bowl stainless steel sink with mixer tap, integrated fridge-freezer, washer/dryer, 4 ring electric hob with overhead extractor, under counter electric double oven, under counter slim-line dishwasher, plinth heater.

#### Bedroom One:

Rear aspect double glazed window, built-in triple door wardrobe, radiator, plenty of power points and coving to ceiling, door into;

#### En-suite:

Enclosed fully tiled shower cubicle with riser shower, low level WC, pedestal wash hand basin with shaver point, light and mirror above, wall mounted cabinet, heated towel rail and extractor fan.

#### Bedroom Two:

Rear aspect double glazed window, cupboard housing boiler, built-in single wardrobe with hanging rail and shelf, coving to ceiling, radiator and power points.

#### Bathroom:

Generous size additional bathroom comprising walk-in shower with wall mounted seat, low level WC, pedestal wash hand basin with wall mounted mirror, shaver point and light above, heated towel rail and extractor fan.



KEY FACTS SALES		2 Sorrel House, Lime Tree Village, Rugby, Warwickshire, CV22 7SH	Created 10/3/2021
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 Ground 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 from 1st Oct 2003	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	£210,000	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, additional £300 for double	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 - £2,000.76 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