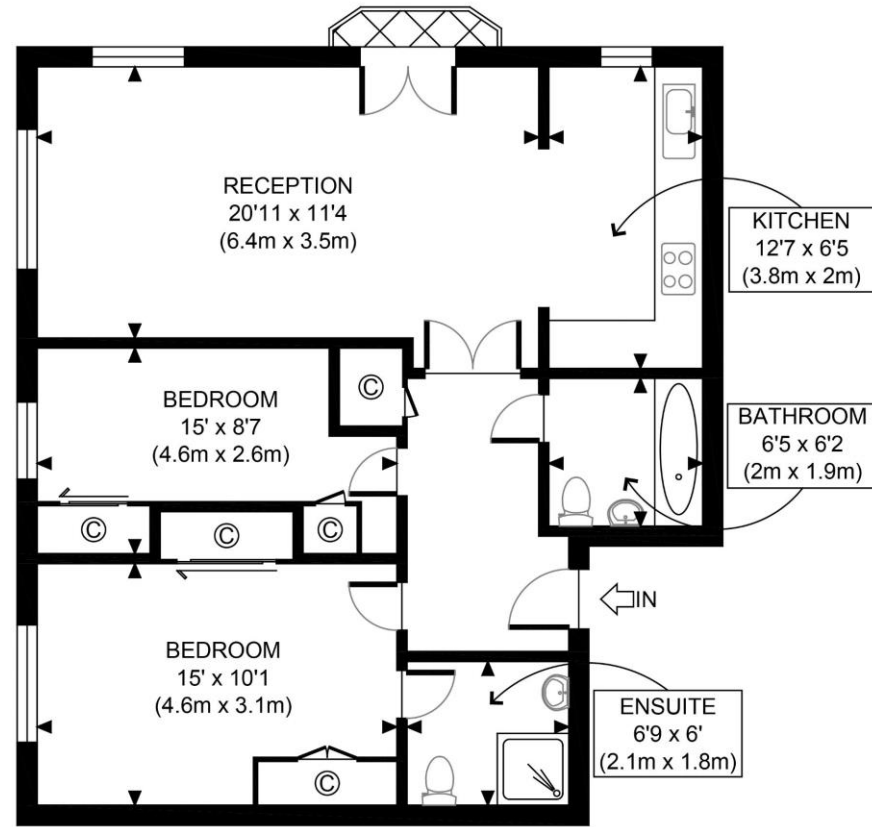


11 Salemorton Court, Lime Tree Village, Rugby, Warwickshire CV22 7SG



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 790 SQ FT



£235,000
Leasehold*

* Other charges apply, please ask for details.

Viewing strictly by appointment only

Telephone Retirement Villages on
01788 211 799

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

A wonderfully bright and spacious top floor apartment (with lift access) located a short walk from the village facilities and club house. Benefitting from an all-day sunny aspect and offering spacious accommodation, comprising;

- Top floor
- Lift Access
- Open Plan Sitting/Dining Room with dual aspect
- Fitted Kitchen
- Bedroom One with En-suite
- Bedroom Two
- Further Bathroom
- Communal Facilities and beautifully maintained grounds
- Semi-Rural Location

APPROX. GROSS INTERNAL FLOOR AREA 790 SQ FT / 73 SQM	Salemorton Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 05/11/21
	photoplan



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Front door onto, Entrance Hall;

Wall mounted Chubb Call monitor for 24 hour emergency assistance, wall mounted audio visual door entry system, radiator, airing cupboard with storage, Access to Loft storage area and doors onto;

Sitting/ Dining Room:

Wonderfully bright dual aspect living room with double-glazed windows, two radiators, television, telephone and radio points, coving to the ceiling double doors onto small balcony and double opening into:



Kitchen:

Comprising a range of eye and base level units with complementary roll edge work tops, sink unit with mixer tap over and tiled splash-backs, electric four ring hob with overhead extractor, integrated appliances include; double electric oven, fridge & freezer, washing machine, wall mounted boiler, vinyl flooring and plinth heater. Front aspect double glazed window.



Bedroom One:

Excellent built-in double wardrobe with sliding doors on one side of the room featuring hanging space and one shelf. Custom made fitted 'Sharps' wardrobe on the opposite side of the room, matching drawers and corner display unit, double-glazed window, radiator, telephone & power points and door onto;

En-suite Shower Room:

Comprising; Corner shower with wall mounted mixer valve shower, small wash hand basin, mirrored cabinet, shaver point & light, low level W.C. radiator, extractor fan and non-slip flooring.



Bedroom Two:

Built-in double wardrobe with sliding doors featuring hanging space and one shelf, additional cupboard with shelving, double-glazed window, radiator, telephone & power points.

Bathroom:

Pedestal wash hand basin, bath with shower hose attachment, low level WC, wall mounted mirror/shaver point and light, radiator, extractor fan and vinyl flooring.



Outside:

Well maintained communal grounds with croquet lawn and tree lined walk & wildlife pond.

Tenure: Leasehold

KEY FACTS SALES		11 Salemorton, Lime Tree Village, Rugby, Warwickshire, CV22 7SG	Created 17/11/2021
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 Apartment	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	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	£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 2021 to Sep 2022	Service Charge: £4,845 PA for single occupancy, additional £300 PA for double	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge £235,980.00 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 - £2,016.72 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