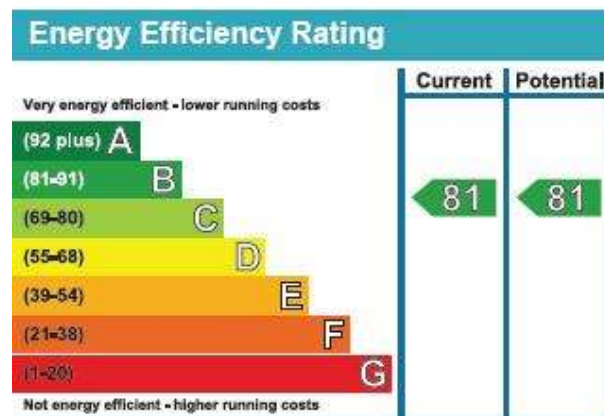


11 Frankton House
Approx. 75 sq. metres (806.4 sq. feet)



11 Frankton House, Lime Tree Village, Rugby, Warwickshire CV22 7SN



£205,000
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 top floor two bedroom apartment with very pleasant outlook, comprising;

- Sitting / Dining Room
- Modern Fitted Kitchen
- Two Bedrooms
- En Suite Shower Room
- Bathroom
- Communal Gardens and Grounds
- Excellent Facilities



11 Frankton House, Lime Tree Village, Rugby, Warwickshire CV22 7SN



Secure entry phone system onto communal lobby, lift & stairs, Front door onto;

Entrance Hall:

Telephone entry system, call monitor to reception/nurse, airing cupboard & large shelved storage cupboard, radiator with small shelf above, coving to ceiling, loft hatch to storage, light, pull-down ladder and boarded. Panel glazed doors onto;

Sitting/Dining Room:

A well-appointed room with rear aspect French doors onto a small balcony enjoying a very pleasant outlook. Coving to ceiling, TV/FM & telephone points, 2 x ceiling lights and 2 x radiators, panel glazed door onto;



Kitchen:

A range of eye and base units in a cream finish with complementary worktops, inset 1/1/2 bowl stainless steel sink unit, tiled splash-back & cupboard mounted boiler. Integrated appliances include, AEG double electric oven, ceramic hob with extractor overhead, slim-line dishwasher, washer/dryer, fridge-freezer, plinth heater, vinyl flooring and clear glass rear aspect window with views over the roof tops and countryside.



Master Bedroom:

Rear aspect window with views over the tree lined walk-way, coving to ceiling, built-in triple door wardrobes, TV/FM & telephone points, radiator and door onto;

En-Suite Shower Room:

Enclosed shower cubicle, low level WC, pedestal wash hand basin with mixer taps, wall mounted mirror/shaver point/light, ¾ tiled, chrome ladder style radiator & extractor fan.



Bedroom Two:

Rear aspect window again enjoying a very pleasant outlook, built-in triple door wardrobe, plus additional built-in double wardrobe with extended desk and cupboards & drawers below, glazed unit above (Please note these items are negotiable). Coving to ceiling & radiator.

Level Access Shower Room:

A good size modern bathroom comprising; walk-in shower with low level screen, can accommodate a wheel chair. Low level WC, pedestal wash hand basin with mixer taps, chrome ladder style radiator, part tiled, wall mounted mirror/shaver/light & wall mounted extractor fan.



Outside: 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

KEY FACTS SALES	11 Napton Court (Frankton Hse), Lime Tree Village, Rugby, Warwickshire, CV22 7SN		Created 11/4/2022
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	one or two persons	Lease
	Tenure	Leasehold - 125 year lease from 1st Oct 2003 (106 years remaining)	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	£205,000	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.	FAQ's, 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	Single Occupancy 4,845.06pa an additional 300 pa for double occupancy.	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	Electricity, gas, water, phone, IT	Buyer introduction pack
	Council tax	Band D - £2,055.17 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 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