

11 Morrel House, Lime Tree Village, Dunchurch, Warwickshire CV22 7SW



APPROX. GROSS INTERNAL FLOOR AREA 807 SQ FT / 75 SQM	Morrel Court
<small>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.</small>	AMH 0404/22
	photoplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**£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.

A well-presented, two bedroom first floor front apartment in the heart of the village close to duck pond and well maintained gardens.

- First floor apartment
- Master with en-suite
- Second bedroom
- Bright dual aspect
- Close to duck pond and lovely grounds



11 Morrel House, Lime Tree Village, Dunchurch, Warwickshire CV22 7SW



Entrance Hall

Airing cupboard and telephone point

Living/Dining Room

TV and telephone point, double aspect windows, bay to front and archway to:



Kitchen

Skirting heating, range of base and eye level units with roll top work surfaces, one and a half bowl stainless steel sink unit with decorative tiling to splash backs, wine rack, integral eye level double oven, integral four ring ceramic hob with extractor over, concealed under cabinet lighting, integral dishwasher, integral washer/dryer and integral fridge/freezer



Bedroom One

Coving to ceiling, TV and telephone points, two door wardrobes and window to side



Bedroom Two

Coving to ceiling, TV and telephone points, door wardrobes and window to side



Bathroom

Panelled bath with telephone hand held shower over, pedestal wash hand basin, low level WC, tiling to splash backs, shaver light point with mirror below, heated towel rails and ladder radiator

Tenure: Leasehold

KEY FACTS SALES	11 Morrel House, Lime Tree Village, Dunchurch, Warwickshire, CV22 7SW		Created 12/4/2022
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	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 2021 to Sep 2022	Service charge: £4,845.06 pa single occupancy an additional £300 pa 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 C - £1,826.82 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 the property is 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