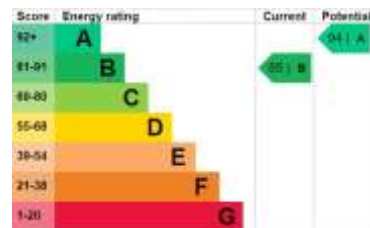
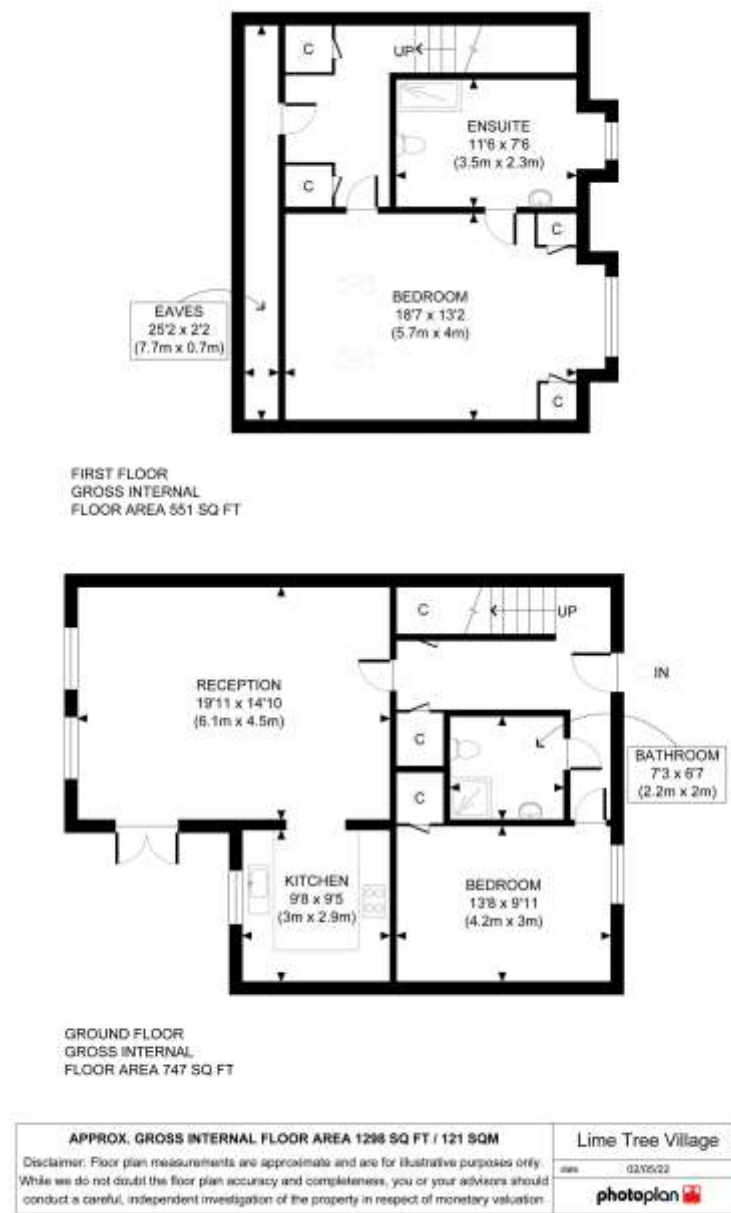


## 4 Polo Drive, Lime Tree Village, Rugby, Warwickshire CV22 7YW



### £375,000 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.

Large and incredibly well maintained two-bedroom cottage located close to the entrance of Lime Tree Village with easy access to facilities. The property boasts superb living space on the ground floor and an unrivalled master suite on the first floor.

- Spacious reception room
- Private patio garden
- Modern fully integrated kitchen
- Double bedroom on ground floor
- Large master suite on first floor
- Clubhouse located within walking distance



# 4 Polo Drive, Lime Tree Village, Rugby, Warwickshire CV22 7YW



Front door onto;

## Entrance Hall:

A bright welcoming hallway, call monitor for 24 hour emergency assistance.

## Sitting / Dining Room:

Spacious sitting room with ample room for dining. Featuring large windows overlooking gardens, doors lead onto a well maintained private patio.



## Kitchen:

Well-equipped kitchen with rear aspect double glazed window boasting a pleasant outlook, comprising; range of eye and base level units with complementary counter tops, integrated appliances include fridge freezer, washing machine, dishwasher and electric oven.

## Ground floor bedroom:

Situated on the ground floor, this lovely bright airy room with front aspect double glazed windows, built-in wardrobe.



## Bathroom:

Low level WC, wash hand basin, walk-in shower.

## Master bedroom:

Located off the first floor landing with ample eaves storage and two cupboards. Front aspect double glazed window, two fitted wardrobes and door leading into;



## En-suite Shower Room:

Large walk-in shower fitted by previous owner, basin, WC and front aspect window.

## Outside:

Well maintained patio area to rear, full use of further communal gardens.



Village facilities include clubhouse with restaurant, residents bar, residents shop, activity hall, croquet lawn and putting green. Gardens comprise duck pond and residents allotments.

## Tenure: Leasehold

KEY FACTS SALES	4 Polo Drive, Lime Tree Village, Rugby, Warwickshire, CV22 7YW		Created 24/5/2022
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 Cottage	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 Jan 2014	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	£375,000	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	Single Occupancy £4,845.06pa an additional £300 pa for double occupancy.	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge £0.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £300 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 E - £2,511.88 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 3) 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 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease