

6 Wolston Court, Dunchurch, Lime Tree Village, Warwickshire CV22 7SA

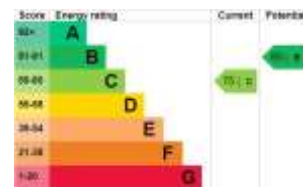


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 970 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 913 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1373 SQ FT / 126 SQM	Wolston 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 solicitor should conduct a careful, independent investigation of the property in respect of any material variation.	20/06/22
	photoplan



RETIREMENT VILLAGES

Retirement Villages has been developing bespoke lifestyle and care villages for the over 55s for 35 years. We strive to develop thriving retirement communities across the UK, where our residents have chosen to enjoy an active, fuller and more rewarding life. We are a place to call home.

Enquiries 03304 609 750 info@retirementvillages.co.uk
Retirement Villages, 3rd Floor, 123 Victoria Street, London SW1E 6RA
retirementvillages.co.uk



£370,000 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 appointed end of terrace three/ four bedroom chalet bungalow comprising; Sitting Room, Dining Room, Kitchen, Conservatory, Study, Ground Floor Double Bedroom, Bathroom, First Floor Double Bedroom, Private Patio, Communal Gardens

- Entrance Hall
- Sitting /Dining Room
- Kitchen
- Conservatory
- Master with En-Suite Shower Room
- Three further bedrooms
- Bathroom
- Excellent Communal Facilities
- Beautifully Maintained Communal Grounds



Clarification

These sale particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and fittings. Room sizes are approximate, taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for ordering carpets and furnishings. Formal notice is also given that all fixtures and fittings, kitchen equipment, carpeting, curtains/blinds and garden statuary, where fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars. Every effort was made to ensure that the information contained on this sheet was correct at the time of going to print.

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Entrance is via a private porch with outside courtesy light and a bin store cupboard. The front has an attractive array of plants and shrubs.

Entrance Hall:

Radiator, telephone point, cloaks/storage cupboard housing fuse box, stairway to first floor landing, door onto;

Sitting Room:

Dual aspect double glazed windows to the front and side aspect, coving to ceiling, fire place & surround with electric fire, radiator, TV/FM and telephone points, squared arch into;

Dining Room:

Coving to ceiling, double panelled radiator, power points, door onto;

Kitchen:

A modern kitchen comprising; a range of white eye and base level units with complementary worktops, one and a half bowl stainless steel sink unit, tiled splash backs, Bosch integrated waist height electric oven & combination microwave/grill, Bosch ceramic hob with extractor, integral washer/dryer and fridge freezer, vinyl flooring.

Conservatory:

Double-glazed, tiled flooring, wall mounted electric heater, French doors onto patio area and communal gardens.

Study:

A front aspect double glazed window, coving to ceiling, radiator and telephone point. This room can also be utilised as a single bedroom.

Bedroom One:

A double glazed window to the rear aspect, coving to ceiling, radiator, TV/FM and telephone points, built in triple door wardrobe and a large built in cupboard with plumbed washer/dryer.

Ground Floor Bathroom:

Comprising panel enclosed bath with electric bath riser, pedestal wash hand basin, low level WC, heated towel rail, radiator, extractor fan, wall mounted mirror, shaver point with light, tiling to splash backs, vinyl flooring.

First Floor Landing: Stair lift (negotiable) to first floor with; airing cupboard small radiator, loft hatch.

Bedroom Two:

Dual aspect with double glazed windows to front and rear aspect, two radiators, TV/FM and telephone points, built-in wardrobes, built-in dressing table and drawers, two ceiling lights, gently sloping walls to either side, door onto;

En-Suite Shower Room:

Fully tiled shower cubicle, pedestal wash hand basin, low level WC, bidet, heated towel rail, shaver point with light and mirror, extractor fan and tiling to splash backs.

Bedroom Three:

Front aspect double glazed window, built-in wardrobe, coving & power points. TV/FM point.

Hobbies Room:

Double glazed window with pleasant views, radiator, TV/FM and telephone points.

Outside:

Well maintained communal gardens and private patio.



KEY FACTS SALES	6 Wolston Court, Dunchurch, Lime Tree Village, Warwickshire, CV22 7SQ		Created 30/6/2022
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 Bungalow	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	£370,000	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.
Maintenance reserve fund (sinking fund)		Included in the service charge. £100,000.00 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	Gas, Electricity, Water, Telephone	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) 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