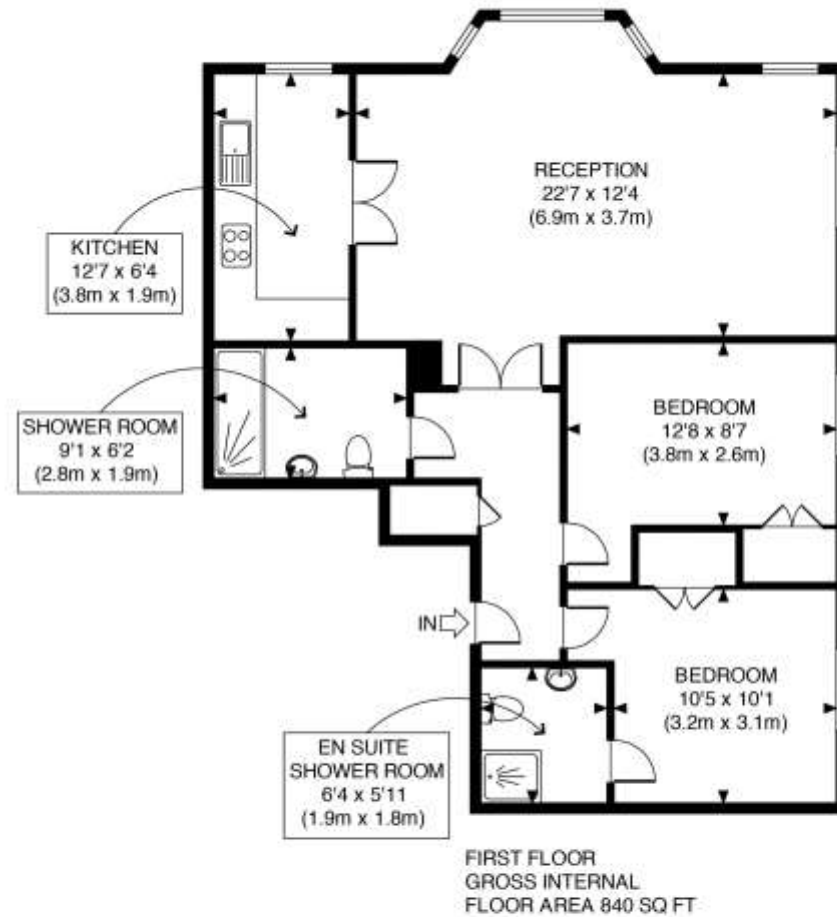
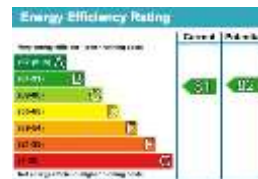


5 Sorrel House, Lime Tree, Cawston, Warwickshire CV22 7SW



APPROX. GROSS INTERNAL FLOOR AREA 840 SQ FT / 78 SQ M  
Ref: CABRTV - 300622 Copyright **photoplan**

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



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](mailto:info@retirementvillages.co.uk)

Retirement Villages, 3rd Floor, 123 Victoria Street, London SW1E 6RA

[retirementvillages.co.uk](http://retirementvillages.co.uk)



£235,000  
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 two bedroom apartment situated on the first floor presented in excellent condition, which comprises:-

- Entrance Hall
- Dual Aspect Sitting / Dining Room
- Well Equipped Modern Kitchen
- Master Bedroom
- En-Suite Shower Room
- Bedroom Two
- Additional Shower Room
- Excellent Communal Facilities
- Well Maintained Communal Gardens



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.



# 5 Sorrel House, Lime Tree, Cawston, Warwickshire CV22 7SW



Communal entrance hall with lift & stairs access to all floors.

### Front door to entrance Hall:

With video entry phone system & nurse calling station to 24 hour emergency assistance. Airing cupboard with hot water tank, double radiator, doors to rest of accommodation and double panel glazed doors to;

### Sitting Room/ Dining Room:

A bright well appointed dual aspect room with a large bay window & further front and side aspect double glazed windows, coving to ceiling, two panelled radiators, TV/FM and telephone points, two x ceiling lights. Panel glazed double doors into;



### Kitchen:

A modern well equipped kitchen comprising a range of light oak finish shaker style eye and base level units with complimentary granite effect work tops, integrated double electric oven, ceramic four ring hob with extractor over, tiled splash backs, integrated fridge/freezer, slim-line dishwasher, cupboard housed wall mounted boiler & vinyl flooring. Double glazed window to front aspect.

### Bedroom One:

Double glazed side aspect window, built-in triple door wardrobe, radiator, TV/FM & telephone points, coving to ceiling, central ceiling light and door into;



### En-Suite Shower Room:

Enclosed shower cubicle, pedestal wash hand basin, wall mounted mirror with shaver and light socket, range of wall mounted cupboards, low level WC, 3/4 tiled walls and radiator.

### Bedroom Two:

Double glazed window to side aspect, built-in triple door wardrobe, radiator, coving to ceiling, TV/FM and telephone points.



### Shower Room:

A sizeable shower room comprising; walk-in shower, pedestal wash hand basin, low level WC, wall mounted mirror with shaver point and radiator.

### Outside:

Attractive well maintained communal gardens and duck pond for residents to enjoy.



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	5 Sorrel House, Lime Tree, Cawston, Warwickshire, CV22 7SW		Created 5/7/2022
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 Jan 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	£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	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 D - £2,071.43 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