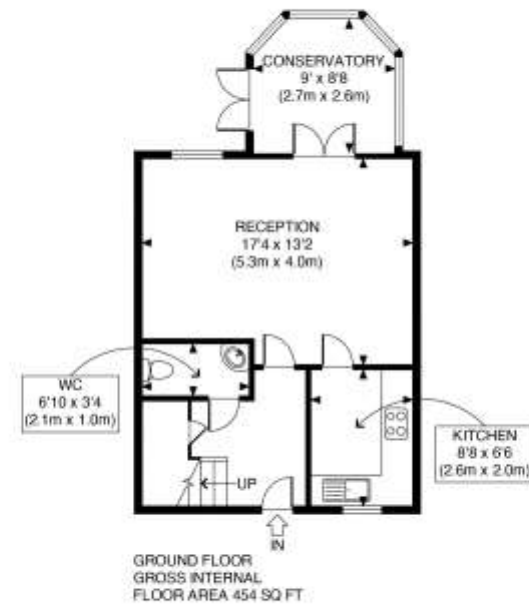
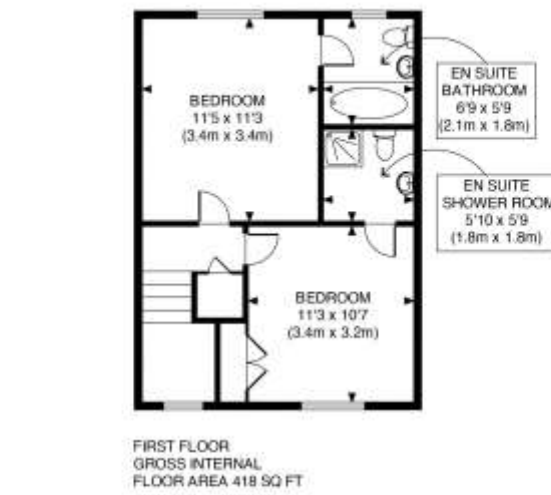


**10 Wolston Court, Lime Tree Village, Rugby, Warwickshire CV22 7SQ**



APPROX. GROSS INTERNAL FLOOR AREA 872 SQ FT / 81 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**

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

**retirementvillages.co.uk**



**£300,000 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.

Lovely two-bedroom bungalow centrally located in the village a short walk from the main clubhouse. Boasting spacious living accommodation and conservatory opening onto a private patio.

- **Entrance Hall**
- **Sitting /Dining Room**
- **Kitchen**
- **Conservatory**
- **Master with En-Suite Shower Room**
- **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.

# 10 Wolston Court, Lime Tree Village, Rugby, Warwickshire CV22 7SQ



## Entrance Hall:

Bright reception hall with staircase rising to the first floor landing with window creating a light and airy feel, radiator, under stair storage cupboard, telephone point, and door onto;

## Cloakroom:

Low flush WC and wall mounted wash hand basin.

## Lounge/Diner:

A well-appointed room, double glazed window to the rear aspect, radiator, telephone, television and radio point, power points, double glazed French doors leading onto;

## Conservatory:

Tiled flooring, electric heater, power points, double doors onto a raised patio with a pleasant outlook. Double doors onto;

## Kitchen:

Kitchen can be accessed from the Lounge. A well equipped modern fitted kitchen comprising a range of eye and base level units in a white gloss finish with complementary work surfaces and tiled splash-backs, one and half bowl stainless steel sink and drainer unit, integrated low level double oven, 4 ring ceramic hob with extractor above, washing machine and fridge/freezer. Vinyl flooring and plinth heating. Double glazed window to the front aspect.

**Landing:** Airing cupboard and doors off to bedrooms. Access to loft with fitted pull down ladder and boarding for storage.

## Bedroom One:

Double glazed window to rear aspect with a delightful outlook, coving, radiator, TV/FM/telephone points and door onto;

## En-Suite Bathroom:

Panel enclosed bath with handheld telephone shower attachment, pedestal wash hand basin; low flush WC, ¾ tiling, wall mounted mirror with shaver light socket and extractor fan. Rear aspect obscured glass window.

## Bedroom Two:

Double glazed window with a deep sill to the front aspect creating a light room, radiator, TV/FM & power points, built-in triple door wardrobe, coving, central ceiling light, power points and telephone points. Door onto;

## En-suite Shower Room:

Enclosed glazed shower cubicle, low level WC, pedestal wash hand basin, chrome ladder style radiator, wall mounted mirror with shave point & light. Ceiling mounted extractor.

## Outside:

Patio to rear with open views over fields. Further patio to the front with a useful outside tap. Full use of further communal gardens



KEY FACTS SALES	10 Wolston Court, Lime Tree Village, Rugby, Warwickshire, CV22 7SQ		Created 8/7/2022
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 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 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	£300,000	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 £0 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 - £2,071.43 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% for a sale in the first year, 5% for a sale in the second year, and 10% for all sales after the second year.	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