



**5 Sorrel House**  
Approx. 59.0 sq. metres (634.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		81	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**5 Sorrel House, Lime Tree Village, Dunchurch, Warwickshire CV22 7SA**



**£229,950**  
**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, comprising;

- 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



## 5 Sorrel House, Lime Tree Village, Dunchurch, Warwickshire CV22 7SA



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 into;

### Sitting Room/ Dining Room: 6.70m x 3.65m (22'2 x 12'3)

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: 3.65m x 1.82m (12'6 x 6'4)

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: 3.04m x 3.04m (10'4 x 10') plus door recess

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: 3.65m x 1.82m (12'7 x 6'6) plus door recess

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. 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 - Lime Tree Village			
Property Details	Name of Retirement Community Operator	A subsidiary of the Retirement Villages Group Ltd	
	Name of Village	Lime Tree Village	Website
	Property Type	First Floor Apartment	Brochure, price list
	Address of property	5 Sorrel House, Lime Tree Village Dunchurch, Warwickshire, CV22 7SA	
	Status of unit	Pre-owned property	
	Occupancy	one or two persons	
	Tenure	Leasehold - 125 year lease from 1st Jan 2003	Lease
	Subletting	Not permitted under terms of lease	
	Nomination arrangements	None	
	Care provider	RV Care Lime Tree or tenants choice	
Cost of moving into property	Asking Price	£229,950	Price list, website
	Rent	N/A	
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking	Car parking is available on a 'first come, first served' basis. 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, price list
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Lease engrossment fee	Fee payable to the Groups Solicitors £120.00 inc VAT for all new leases granted	
Healthcare assessment	No charge by RV (If GP report required buyers would meet cost)		
Ongoing charges while living in the Retirement Community	Service charge from Oct 2016 to Sep 2017	Currently £3958.62 pa plus £300 for a second person (reviewed annually)	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £250 per annum	Lease, FAQ's
Care Costs	Core care charges	Price on application based on individual needs	
	Additional care charge	Not available at this location	
	Nursing and dementia care charges	Not available at this location	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge	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 - £1,629.60 for the current year	Local Borough
	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 2 of the sales price when re-sold or on purchase.	Lease, FAQ's, price list
	Administration fee	Paid by Retirement Villages Ltd if applicable	
	Estate Agent's commission	Inclusive if using RV Services Group Limited property re-sale service.	
	Legal fees	Your legal costs for acting on the sale	
	Removal expenses	Your 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 satisfactorily undergo an acceptance interview with the Village Manager		Lease