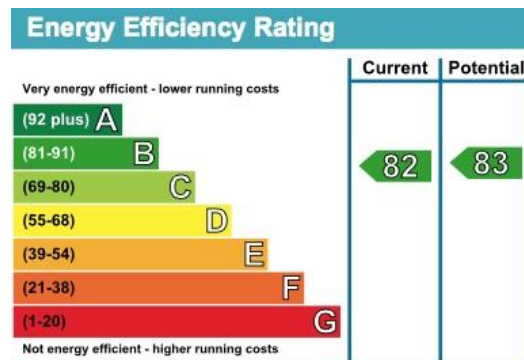


26 Compton Court
Approx. 76.0 sq. metres (817.2 sq. feet)



26 Compton Court, Lime Tree Village, Warwickshire CV22 7SH



£199,000
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 recently re-decorated two bedroom first floor apartment available for sole or dual occupancy, comprising;

- Entrance Hall
- Sitting / Dining Room
- Fitted Kitchen
- Master Bedroom with En-Suite Shower Room
- Second Bedroom
- Additional Bathroom
- Lift Access
- Excellent Communal Facilities
- Well Maintained Communal Gardens



26 Compton Court, Lime Tree Village, Warwickshire CV22 7SH



Secure Communal Entrance with entry phone system, lift and stairs. Private front door into;

Entrance Hall:

Dog legged hallway with entry phone system, telephone point and power points, airing cupboard, walk-in storage cupboard, coved ceiling and doors onto;

Sitting / Dining Room: 5.15m x 3.96m (16'11 x 13' widening to 19'6 into bay window)

Well appointed room with attractive bay window to front aspect, coved ceiling, TV/FM and telephone point, power points, 2x radiators, squared opening into;

Kitchen: 1.87m x 3.32m (6'2 x 10'11)

Comprising: a range of eye and base level units and drawers in a white gloss finish, complementary worktops and tiled splash-backs, inset 1 1/2 bowl stainless steel sink unit with mixer tap and right hand drainer with opaque glass double glazed window behind. Integrated low level electric double oven and 4 ring ceramic hob with overhead extractor. Built-in fridge-freezer and space for built-in washing machine (not currently installed) and vinyl flooring.

Bedroom One: 3.98m x 3.04m (13'1 x 10')

Rear aspect double glazed window, radiator, coved ceiling, built-in double wardrobes, TV/FM, telephone point and power points.

En-Suite Shower Room:

Enclosed fully tiled shower cubicle, low level WC, pedestal wash hand basin, wall mounted mirror with shaver point and light, radiator and extractor fan.

Bedroom Two: 3.96m x 2.00m (13' x 6'7)

Front aspect double glazed window, coved ceiling, TV/FM, telephone and power points and built-in double wardrobes.

Bathroom:

Panel enclosed bath with hand held telephone style shower attachment, pedestal wash hand basin, low level WC, wall mounted mirror with shaver point and light, 3/4 tiled walls and rest painted.

This property has been re-decorated throughout.

Outside

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 - 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	26 Compton Court, Lime Tree Village Warwickshire, CV22 7SH	
	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	£199,000	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 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 £3,901.08 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 resale property 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