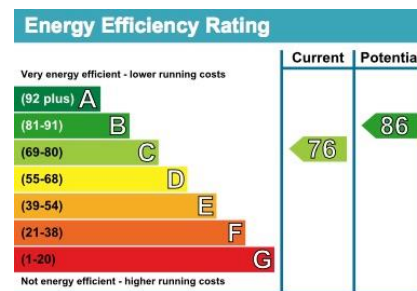


17 Compton Court
Approx. 126.0 sq. metres (1354.8 sq. feet)



17 Compton Court, Lime Tree Village, Dunchurch, Warwickshire CV22 7SH



£349,950
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 well presented two/three bedroom mid-terrace chalet bungalow with conservatory, having a pleasant open aspect looking over lawns to woodland trees and rhododendrons, offering sole or dual occupancy, comprising;

- Entrance Hall
- Sitting Room / Dining Area
- Kitchen
- Conservatory
- Ground Floor Bedroom / Reception Room
- Ground Floor Shower Room
- Study
- First Floor Master Bedroom
- En-Suite Shower Room
- Excellent Communal Facilities & Grounds
- Other charges apply, please ask for details



17 Compton Court, Lime Tree Village, Dunchurch, Warwickshire CV22 7SH



To the front of the property there is a covered brick porch with courtesy light, bin store cupboard and an outside tap, private front door into;

Entrance Hall:

With cloaks cupboard housing fuse box. Call monitor system to 24 hours emergency assistance, radiator and stairs to first floor landing. Half glazed double doors onto;

Sitting Room: 4.09m x 3.68m (13'6 x 12'1)

A well appointed room with two front aspect double glazed windows, coved ceiling, 2 x ceiling lights, radiator, and free standing small wooden fire surround with electric fire. TV/FM/ telephone and power points. Opening into;

Dining Area: 2.64m x 2.29m (8'9 x 7'7)

Coved ceiling, central ceiling light, radiator, power points and glazed French doors leading into conservatory and door onto;

Kitchen: 2.64m x 2.29m (8'7 x 6'6)

Range of eye & base level units, complementary worktops, integrated appliances including; inset 4 ring electric hob with double oven below and overhead extractor, fridge-freezer, dishwasher, washer-dryer. Inset stainless steel sink and drainer, under cupboard lighting, wall mounted boiler & vinyl flooring. Double glazed window with delightful views overlooking communal gardens.

Conservatory:

Tiled flooring, wall mounted electric heater, roof blinds and French doors leading onto patio area and grounds with trees and woodland bordering.

Study/Bedroom 2.46m x 2.05m (8'1 x 6'9)

A versatile room currently used as a study, front aspect double glazed window, telephone & power points.

Ground Floor Bedroom/Reception room: 3.32m x 3.96m (10'11 x 13') plus door return

A versatile room currently used as a dining room, with coved ceiling, large under stairs storage cupboard, built-in double wardrobe, power points, TV/FM and telephone point. Rear aspect double glazed window with delightful views over the village grounds and woodland.

Ground Floor Level Access Wet Room:

Fully tiled comprising wall mounted riser shower, pedestal wash hand basin & low level WC, wall mounted mirror with shaver point and light above, extractor fan, chrome ladder style radiator and non-slip flooring.

Stairs rising to First Floor Landing

Radiator, loft hatch, large storage cupboard & Airing cupboard, power points.

Bedroom Two: 4.57m x 4.36m (15' x 14'4) plus return and window recess

Dual aspect windows, gently sloping walls to either side, 2 x radiators, 2 x ceiling pendants, built-in double wardrobes behind door return, TV/FM and telephone point, power points, hearing loop sockets and door onto;

En-Suite Shower Room: 2.23m x 1.90m (7'4 x 6'3)

White suite comprising enclosed shower cubicle, pedestal wash hand basin, low level WC, shaver point with light and chrome ladder style radiator, extractor fan.

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 | Chalet Bungalow | Brochure, price list |
| | Address of property | 17 Compton Court Lime Tree Village Dunchurch 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 | £349,950 | 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 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 £3,958.62 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, broadband | Buyer introduction pack |
| | Council tax | Band E - £1,991.73 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 |