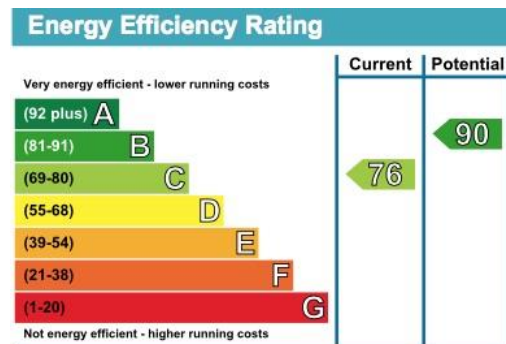




22 Marton Court
Approx. 78 sq. metres (838.7 sq. feet)



22 Marton Court, Lime Tree Village, Rugby, Warwickshire CV22 7SW



£257,000
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 delightful 2 bedroom cottage presented in excellent order, comprising:

- Sitting/Dining Room
- Fitted Kitchen
- Cloakroom
- Conservatory
- Double Bedrooms
- 2 x En-Suite Bathrooms



22 Marton Court, Lime Tree Village, Rugby, CV22 7SW



Outside:

Attractive front with shared gravelled area with wooden bench, established array of shrubs and plants, courtesy light and bin cupboard, housing boiler, front door onto;

Entrance/Hallway:

A bright welcoming hallway having oak wooden flooring that extends through to the sitting/dining room, large under stair storage cupboard, radiator with wooden cover, coving, call monitor for 24 hour emergency assistance, stairs rising to first floor with a fitted Stannah stair lift.

Cloakroom:

Low level WC, corner wash hand basin, tiled splash-back, radiator and extractor fan.

Lounge / Dining Room: 17'2 x 11'4 widening to 12'1

Panel glazed door leads into a well appointed room with rear aspect double glazed window and fully glazed double doors that open into the conservatory. Coved ceiling, TV/FM telephone, power points and radiator. The conservatory has fitted blinds to the bottom half of the windows for all year round comfort, opening windows, small electric panelled heater, tiled flooring, French door opening onto patio and communal grounds.

Kitchen: 6'7 x 9'7 (into recess)

Well-equipped kitchen with front aspect double glazed window having a very pleasant outlook, comprising; range of eye and base level units in a white gloss finish with complementary countertops and tiles splash-backs with the tiles extending to 3/4 of the walls. Inset one and a half bowl stainless steel sink and drainer, integrated appliances include waist height electric double oven, fridge freezer, washer/dryer, slim-line dishwasher, 4 ring ceramic hob with overhead extractor fan and plinth heater. Amtico style floor tiles.

The first floor landing houses an airing cupboard and loft hatch (Storage unknown)

Bedroom One: 10'4 x 9'8 (plus door return)

A lovely bright airy room with front aspect double glazed windows, radiator, coving, built-in double wardrobes and fitted tall single door cupboard with mirrored door and shelves. TV/FM telephone and power points, space saving bi-fold door onto;

Ensuite:

Enclosed fully tiled shower cubicle with concealed thermostatically controlled shower, pedestal wash hand basin, wall mounted mirror/shaver point above, low level WC, chrome ladder style radiator, extractor fan and vinyl flooring.

Bedroom Two: 11'1 x 11

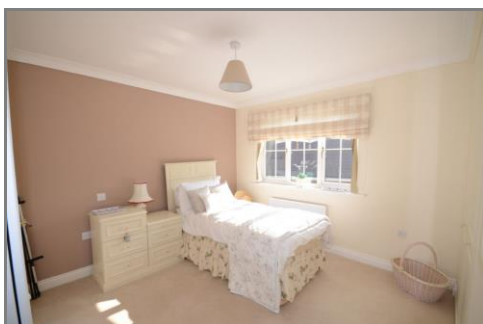
Rear aspect double glazed window with a very pleasant outlook, radiator, coving, TV/FM telephone and power points, range of quality fitted wardrobes with central mirrored door providing hanging rails, shelving and drawers.

En-suite Bathroom:

Panel enclosed bath with hand held shower attachment, pedestal wash hand basin with mounted mirror and shaver point above, mirrored cabinet, extractor fan, radiator and rear aspect obscured glass double glazed window.

Additional Comments:

Presented in excellent condition throughout.



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	Cottage	Brochure, price list
	Address of property	22 Marton Court Lime Tree Village Cawston Rugby Warwickshire CV22 7SW	
	Status of unit	Pre-owned property	
	Occupancy	one or two persons	
	Tenure	Leasehold - 125 year lease from 1st Oct 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	£257,000	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 £120.00 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 £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, 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