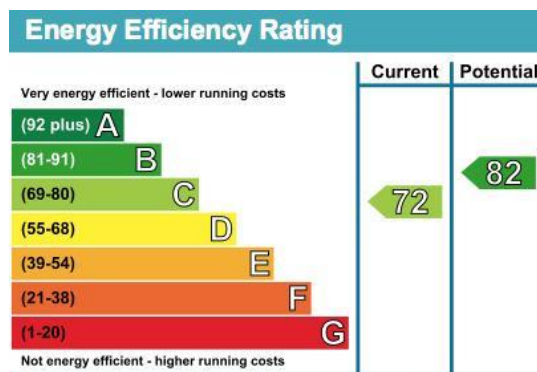




29 Marton Court
Approx. 120 sq. metres (1290.3 sq. feet)



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



£335,000
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.

Modern detached, two bedroom chalet-style bungalow presented in excellent condition throughout for sole or dual occupancy.

- Sitting / Dining Room
- Modern Fitted Kitchen
- Study
- Master Bedroom
- Ground Floor Bedroom Or Dining Room
- En-Suite Shower Room
- Additional Ground Floor Bathroom
- Conservatory
- Patio To Rear
- Beautifully Manicured Communal Grounds & Excellent Facilities



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Porch housing meter and bin store cupboard, front door into;

Entrance Hall:

Stairs to first floor landing, storage cupboard, radiator, coving to ceiling, emergency nurse calling station, double glazed window to side aspect, glazed doors onto;

Sitting Room: 4.09m x 3.68m (13' 5" x 12' 1")

Two double glazed windows to front aspect, double glazed window to side aspect, radiator, Portuguese limestone fireplace with chrome surround and imitation coal, TV/FM & telephone points, coving to ceiling, square opening onto;

Dining Area: 2.67m x 2.26m (8' 9" x 7' 5")

Double glazed French doors with side panels leading onto conservatory, radiator, coving to ceiling and archway into;

Kitchen: 2.67m x 2.03m (8' 9" x 6' 8")

Comprising a range of eye and base level units with gloss white finish with roll top work surfaces, newly fitted ceramic sink with pull down spring spout mixer tap, tiling to splash backs, integrated appliances including; oven, ceramic hob with extractor over, dishwasher, washer/dryer, fridge/freezer, under cabinet lighting and skirting heating.

Conservatory:

Fully fitted blinds, radiator, a glazed door leads onto patio area which although forms part of the communal grounds is used solely by the occupants of 29 Marton Court.

Study: 2.72m x 2.08m (8' 11" x 6' 10")

Double glazed window to front aspect, radiator, TV/FM & telephone points and coving to ceiling.

Ground Floor Bedroom: 4.14m x 3.33m (13' 7" x 10' 11")

Double glazed window to rear aspect, radiator, built-in wardrobe and large corner wardrobe, large under stairs storage cupboard with hanging rails, coving to ceiling, TV/FM & telephone points.

Ground Floor Bathroom:

Panel enclosed bath with handheld shower over, pedestal wash hand basin, low level W.C, ladder style radiator, tiling to splash backs, recessed spotlighting, mirror with light and shaver point, heated towel rail and extractor fan.

First Floor Landing has; Stannah stair lift (separate negotiation) radiator, access to loft space, airing cupboard and door onto;

Upstairs Master Bedroom: 18' 9" X 14' 4" (5.71m x 4.37m)

Dual aspect double glazed windows, two radiators, a range of fitted bedroom furniture comprising; drawer units, bedside cabinets, cupboards and built-in wardrobe, two ceiling light fans, door onto;

En-Suite Shower Room:

Comprising; walk in bath with shower attachment and shower points, pedestal wash hand basin, low level W.C, shaver point with light, ladder style radiator, tiling to splash backs and extractor fan.

Outside: The front has an attractive array of shrubs and plants and the rear has a patio and shingle for easy maintenance.



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	29 Marton Court Lime Tree Village Rugby Warwickshire CV22 7SW	
	Status of unit	Pre-owned property	
	Occupancy	One person or two occupants	
	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	£335,000	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 (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 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