

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
77	79	75	76

England & Wales EU Directive 2002/91/EC

12 Thurlaston Drive, Lime Tree Village, Dunchurch, CV22 7SB



£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.

Two/three bedroom end of terrace chalet style bungalow with conservatory which comprises:-

- Lounge/Dining Room
- Conservatory
- Modern Fitted Kitchen
- Bedroom One On Ground Floor And Separate Bathroom
- Study/Bedroom Two On Ground Floor
- Wet Room
- Stairs To Bedroom Two/Three On First Floor With En-Suite Shower



12 Thurlaston Drive, Lime Tree Village, Dunchurch, CV22 7SB



12 Thurlaston Drive is situated opposite Cawston House allowing easy access to all the facilities including restaurant, bar and multifunction room.

Outside: Covered porch housing bin storage cupboard

Entrance Hall: Cloaks cupboard, single radiator, coving, call monitor to 24 hour emergency access, half height panel glazed double doors leading to:

Lounge/dining room: 12' x 13'5 narrowing to 8'9 x 7'6 (3.7m x 3.6m (2.6m x 2.2m))

With triple aspect double glazed windows, two double panelled radiators, TV/FM/telephone and power points, ceiling coving, square archway through to dining room with doors into;

Conservatory: 8'9 x 7'6 (2.6m x 2.2m)

Tiled floor, heating, French doors to gardens and patio area, hedged surround.

Kitchen: 8'8 x 6'6 (2.6m x 1.9m)

Comprising a range of white eye and base level units, stainless steel single drainer sink, mixer taps, roll edged work tops, integrated Bosch appliances including electric double oven, electric hob, extractor, Washer/dryer & fridge freezer, Ideal boiler and tiled splash backs.

Bedroom One: downstairs 10'11 x 13'7 (3.3m x 4.1m)

A bright spacious room (in our opinion), large front aspect double glazed window looking onto Cawston House, built-in double wardrobes with sliding doors, large under stairs storage cupboard, coving, power points. Option to utilise as the master bedroom if required.

Bedroom Two/Study: downstairs 6'9 x 9 (2.05m x 2.7m) Side aspect double glazed window, coving, single radiator, power points.

Wetroom:

Part tiled, single radiator, pedestal wash basin, low level WC, extractor, non slip vinyl flooring.

Stairs to first floor landing;

Single radiator, large walk in storage closet, large walk-in airing cupboard housing hot water tanks & shelving, door to en-suite shower room.

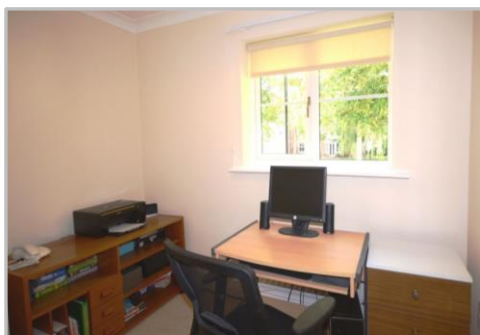
Bedroom Three (master bedroom): upstairs 14'5 x 12'7 into window (10'10 to sloping eaves) (4.3m x 3.8m into 3.3m)

Built in double wardrobe, side aspect window, coving, TV/FM & Telephone points, radiator.

En-suite:

White suite comprising enclosed shower cubicle, pedestal wash hand basin, low level WC, radiator, extractor, part tiling to walls.

The retirement development is set in 26 acres of mature landscaped grounds and residents are encouraged to enjoy the paths that wind their way around the grounds, play croquet on the lawn or simply sit back and relax. For those more energetic, there is now a thriving allotment society.



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	12 Thurlaston Drive, Lime Tree Village Dunchurch, Warwickshire, CV22 7SB	
	Status of unit	Pre-owned property	
	Occupancy	one person	
	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	£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 £0.00 pa for single occupancy (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