

24 Streeton House, Lime Tree Village, Dunchurch, Warwickshire CV22 7SB



A superb top floor 2 bedroom apartment for sole or dual occupancy presented in excellent condition:

- **Dual Aspect Sitting/Dining Room with Small Balcony** ●
- **Fitted Kitchen** ● **Double Bedroom with Lovely Views** ●
- **En-Suite Shower Room** ● **Second Bedroom** ● **Further Shower Room** ●
- **Part Boarded Loft with Ladder & Light** ● **Excellent Communal Facilities** ●

£235,000 Leasehold

Other charges apply, please ask for details

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Communal entrance hall with lift & stair access to all floors.

Front door to entrance Hall:

With video entry phone system & nurse calling station to 24 hour emergency assistance. Airing cupboard with hot water tank, large walk-in cupboard with fuse box, attractive covered radiator, telephone point, loft hatch to boarded storage with ladder & light. Doors to rest of accommodation;

Sitting Room/ Dining Room: 16'11 x 13'10 (4.90m X 3.99m)

A well appointed dual aspect room with pleasant outlook, French doors onto a Juliet balcony with views of the village pond. An attractive fireplace & hearth with a flame effect electric fire creates a welcoming focal point [negotiable]. Coving to ceiling, covered radiator, TV/FM and telephone points, ceiling light [not included] curtains & blinds negotiable. Opening into;

Kitchen: 10'11 x 6'8 (3.08m x 2.07m)

A modern well equipped kitchen comprising a range of eye and base level units in a white gloss finish with complementary worktops, inset one and a half bowl Franke sink and filter tap installed, integrated multi-functional double electric oven/combi microwave & grill, four ring induction hob with extractor over, under cupboard lighting, tiled splash backs, integrated fridge/freezer, slim-line dishwasher, washer/dryer, recessed Led spotlights, Amtico tiled flooring. Double glazed window with a pleasant view.

Bedroom One: 10'1 x 12'11 (3.69m x 3.07m)

Double glazed rear aspect window with delightful outlook over the pond, built-in triple door wardrobe, radiator, TV/FM & telephone points, coving to ceiling, [curtains not included] [black out blind included] central ceiling light and door onto;

En-Suite Shower Room:

Enclosed shower cubicle, pedestal wash hand basin, wall mounted mirrored cabinet with shaver and light socket, range of wall mounted cupboards, low level WC, 3/4 tiled walls and ladder style radiator. Tiled floor & extractor fan.

Bedroom Two: 13' x 8'7 plus door recess (3.96m x 2.65m) narrowing to 6'7 (2.04m)

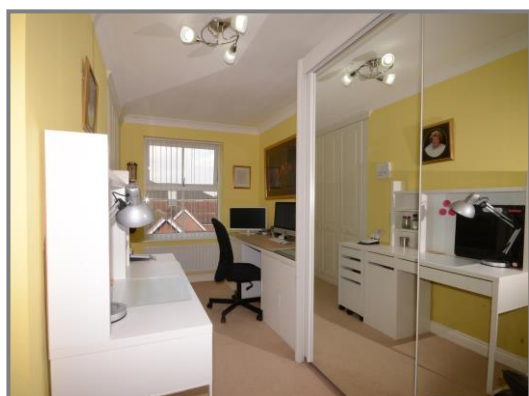
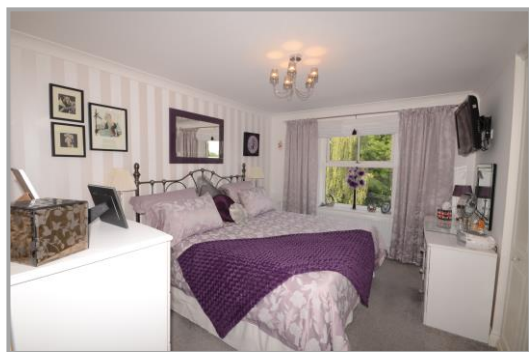
Double glazed window to rear aspect, built-in wardrobe & free standing mirrored wardrobes [negotiable], radiator, coving to ceiling, TV/FM and telephone points.

Shower Room:

A sizeable shower room comprising; double width enclosed shower cubicle, pedestal wash hand basin, low level WC, part tiled, wall mounted mirror with shaver point, wall mounted cupboards ladder style radiator & extractor. Recessed led spotlights and tiled flooring.

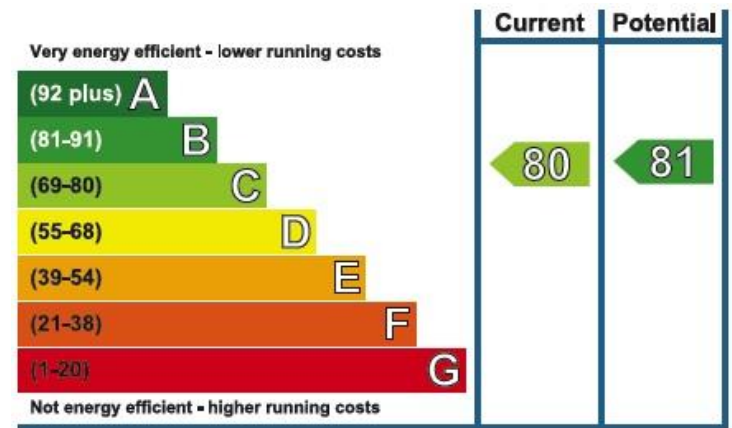
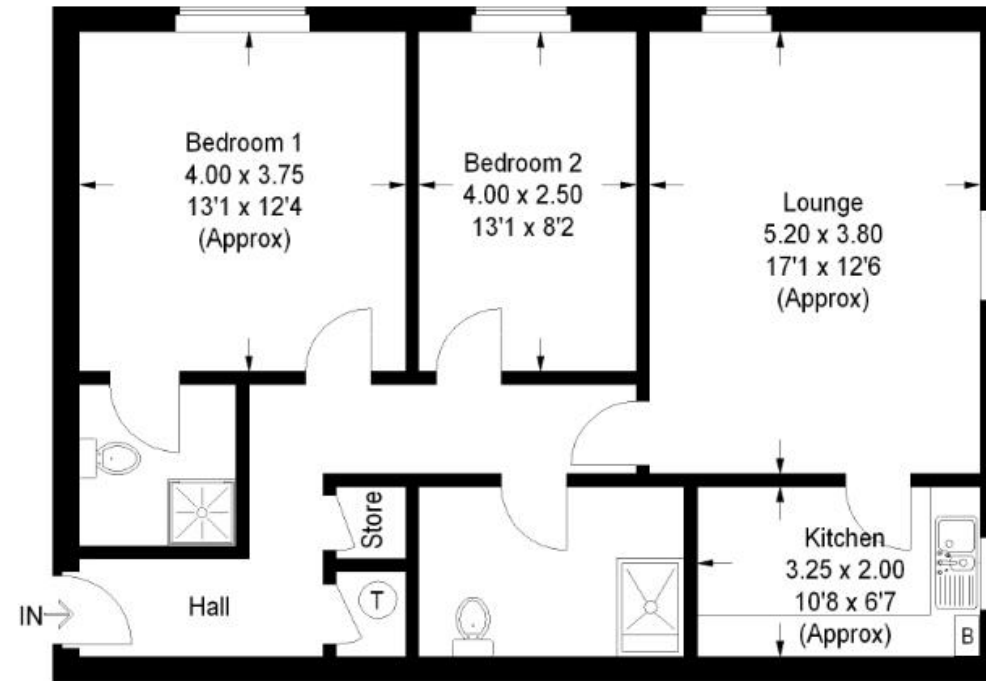
Outside

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 subject to availability.



24 Thurlaston Drive

Approximate Gross Internal Area :- 76 sq m / 818 sq ft



Viewing Strictly By Appointment Only
 Telephone Retirement Villages on 0845 5211 857
 All visitors must report to Lime Tree Village reception. Thank you.

Please note:
 You must be 55 years or over to become a purchaser at Lime Tree Village. Purchase of a Retirement Villages property is subject to an introductory acceptance interview with the Village Manager.
 Local Authority: Rugby Borough Council 01788 533533

Price: £235,000 Leasehold
ASSIGNMENT FEE
 Owners of a Retirement Villages Lease are required to pay an assignment fee on re-sale of the property which is a percentage of up to 10% of the re-sale price of the property when it is re-sold or they can choose to pay the fee at the time of purchase. Please ask the Village Manager for more details and a copy of the financial implications.

LEASE DETAILS
 Lease: 125 Years from 2003
 Ground Rent: £275 pa
 Service Charge: £3,901.08 pa
 Double Occupancy: £300 pa
 Council Tax: D - £1,629.60

- For full information on the service charge please contact the Village Manager. The service charge includes:
- Full on-site professional estate management.
 - Upkeep and maintenance to the exterior of buildings and grounds.
 - Building insurance.
 - Membership of the Country Club, which is exclusively for residents and their guests.
 - Facilities include: restaurant, bar – additional charges apply. Library, snooker table, computer facility and games lawn.
 - Provision of a maintenance reserve fund.
 - Heating, lighting and energy costs of communal area.
 - External window cleaning.
 - One hour's domestic cleaning per week.
 - Weekly collection and laundering of bed linen.
 - Use of the Village launderette (at an extra cost).
 - Emergency call & monitoring system.
 - Nurse & Medical centre

Care packages available charges apply.
 ~Created on: 19.08.2016