



14 STREETON HOUSE

£200,000 Leasehold

THURLASTON DRIVE
RUGBY
WARWICKSHIRE
CV22 7SB



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this ground floor two bedroom apartment situated in the highly sought after Lime Tree Retirement Village. The property is of standard brick built construction.

Lime Tree Village is an award-winning retirement community for active independent living and has a thriving community. The village boasts many social events and offers excellent facilities to include a croquet lawn, bowling and putting green and a games room. There is also an allotment garden, village pond and for peace of mind, a 24/7 emergency response service. Care services are available from external providers.

Cawston House is central to the village and provides a central hub with access to the on-site management, resident's library, activity centre, resident's bar, restaurant and a well-being centre. There are well maintained communal grounds that offer woodland walks and access to nearby Bilton village, which boasts a range of amenities to include a post office, two supermarkets, doctor's surgery, chemist, butchers, two public houses and churches of several denominations.

There is a regular bus service to nearby Rugby town centre which offers a wide range of independent and high street shops, stores, and restaurants.

In brief, the accommodation comprises of an L-shaped entrance hall with a secure video entry system, cupboard housing the hot water tank and 24 hour emergency call monitor. The spacious dual aspect lounge/dining room has a large bay window and the fitted kitchen has integrated appliances to include a waist height double electric oven, four ring ceramic hob with extractor over, fridge/freezer, washing machine and slim line dishwasher. The kitchen has vinyl flooring, plinth heating and extractor fan. The master bedroom has a fitted double wardrobe and benefits from an en-suite shower room with a fully tiled shower cubicle, pedestal wash hand basin and low level w.c. There is a wall mounted mirror with shaver point and lighting. The second bedroom has a fitted single wardrobe and built in cupboard housing the gas fired central heating boiler. The part tiled family bathroom is of a good size and comprises of an enclosed panelled bath, pedestal wash hand basin and low level w.c. with an extractor fan, wall mounted mirror with shaver point and lighting and vinyl flooring.

The property benefits from Upvc double glazing, gas fired central heating and all mains services are connected.

Externally, there are beautiful landscaped communal grounds and un-allocated off road parking. Garages can be rented.

The property is being offered for sale with no onward chain.

Gross Internal Area: approx. 69 m² (742 ft²).

TENURE: Leasehold.

The 125 year lease commenced in 2003.

Ground Rent: 250 per annum.

Service/Maintenance Charge: £6391.50 per annum.

AGENTS NOTES

Council Tax Band 'D'.

What3Words: //embers.breeze.escorting

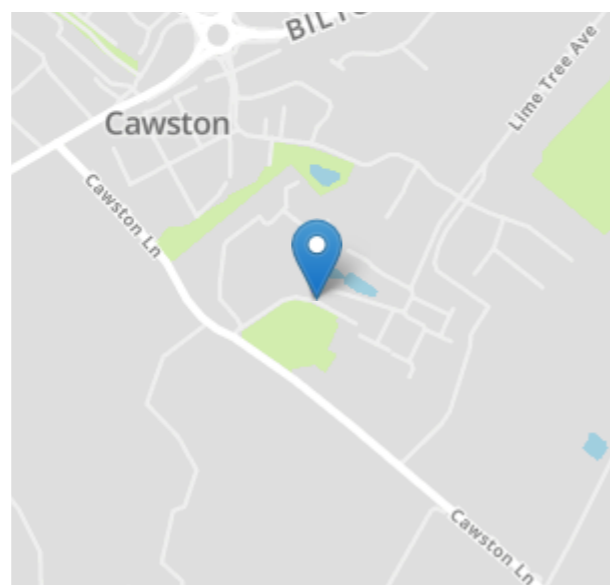
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Two Bedroom Ground Floor Apartment Situated in Lime Tree Retirement Village**
- **Dual Aspect Lounge with Large Bay Window**
- **Fitted Kitchen with Integrated Appliances**
- **Master Bedroom with En-Suite Shower Room**
- **Family Bathroom with Three Piece Suite**
- **Upvc Double Glazing and Gas Fired Central Heating**
- **Landscaped Communal Gardens and Un-Allocated Off Road Parking**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	79	80
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Lounge/Dining Room

20' 2" x 12' 2" (6.15m x 3.71m)

Kitchen

8' 2" x 7' 4" (2.49m x 2.24m)

Bedroom One

10' 4" x 10' 0" (3.15m x 3.05m)

En-Suite Shower Room

6' 4" x 5' 5" (1.93m x 1.65m)

Bedroom Two

12' 7" x 6' 7" (3.84m x 2.01m)

Bathroom

9' 1" x 6' 2" (2.77m x 1.88m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.