



27 COMPTON COURT

Guide Price £210,000 Leasehold

LIMETREE VILLAGE, CAWSTON
RUGBY
WARWICKSHIRE
CV22 7SH



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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this improved and well-presented two bedroom second floor leasehold retirement property situated within this sought-after, age exclusive retirement development of Lime Tree Village.

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, table tennis and snooker room, there is also an allotment garden, village pond and for peace of mind, a 24/7 emergency response service is also available. 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.

Located on the second floor, this spacious two bedroom apartment can be accessed via a lift or staircase and in brief comprises of an entrance hall, spacious lounge/dining room with views over the development, fitted modern kitchen with hob & oven, two well-proportioned bedrooms with built in wardrobes & storage, an ensuite shower room to the master bedroom and a separate family bathroom fitted with a white suite.

The apartment benefits from double glazing and gas fired central heating to radiators.

Externally, there are well tended and maintained ground and gardens along with communal parking bays.

Internal Area: 78m² (840ft²)

Agent's Notes:

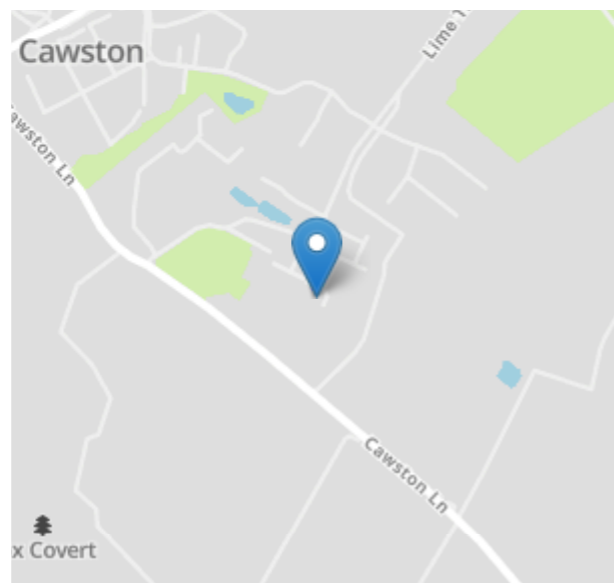
Tenure: Leasehold
Term: 125 years from 1st October 2003

Service Charge: £5,554 per annum
Ground Rent: £250 per annum
Council Tax Band: D

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.

KEY FEATURES

- **A Modern Two Bedroom Leasehold Retirement Apartment**
- **24 Hr Emergency Call Alarm System, Village Manager**
- **Spacious Lounge/Dining Room with Views**
- **Modern Fitted Kitchen with Hob & Oven, Family Bathroom**
- **Two Bedroom with Wardrobes/Storage, En Suite Shower Room**
- **Resident's Library, Restaurant, Shop & Bar**
- **Domiciliary Care Available at Additional Cost**
- **Service Charge, Assignment Fee & Ground Rent Apply**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Second Floor

Entrance Hall

12' 1" x 6' 7" (3.68m x 2.01m)

Lounge/Dining Room

22' 3" x 12' 4" (6.78m x 3.76m)

Kitchen

12' 7" x 6' 4" (3.84m x 1.93m)

Bedroom One

15' 11" x 9' 11" (4.85m x 3.02m)

En Suite Shower Room

6' 7" x 6' 1" (2.01m x 1.85m)

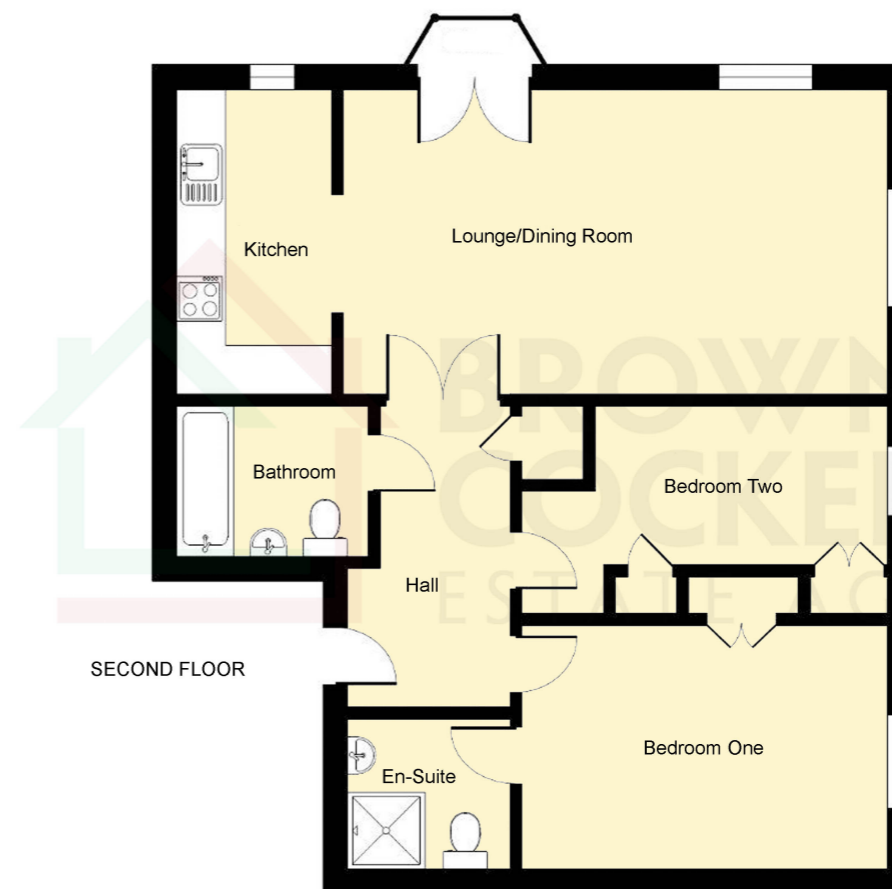
Bedroom Two

15' 1" x 6' 6" (4.60m x 1.98m)

Bathroom

7' 10" x 6' 7" (2.39m x 2.01m)

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.