



**EDWARD KNIGHT**  
ESTATE AGENTS

20 STREETON HOUSE, THURLASTON DRIVE, CAWSTON, RUGBY, CV22 7SB

£224,950







#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this immaculate two bedroom first floor apartment, with fabulous duck pond views, located in the beautiful and desirable Lime Tree Village in Cawston development. It has a range of facilities to include a Clubhouse, which includes a bar, restaurant, library and snooker room, it is also a short distance away from more comprehensive amenities in Cawston and Bilton village.

In brief, the accommodation comprises of an entrance hall, open plan living/ dining room, fitted kitchen, two well proportioned bedrooms with an en-suite bathroom to the master bedroom and a bathroom.

Emergency Alarm in the hallway, and video intercom to the entrance. Serviced by a lift, and easy access to parking, and the large amount of facilities at Lime Tree Retirement Village.

Early viewing is highly recommended to avoid disappointment.



## LOCATION

Lime Tree nestles between the parish boundaries of Dunchurch and Bilton, in the rural heart of Warwickshire. The hamlet of Cawston can be dated back to the Domesday Book and Cawston House itself was reconstructed by Viscount Hampden in 1907.

For people aged 55 and over, this village is a wonderful opportunity to achieve truly inspirational living. Imagine a picturesque location where you have your own comfortable home, landscaped and rural surroundings, an enjoyable social life on your doorstep and all virtually worry-free.

All residents have full access to all the communal facilities at the historical Cawston House, including restaurant, bar, library, function room, in addition to the extensive grounds. A village manager and staff team are on hand at all times to provide further support.





## ENTRANCE HALL

## OPEN PLAN LIVING/DINING ROOM

18' 9" x 13' 9" (5.72m x 4.19m)

## KITCHEN

9' 1" x 6' 6" (2.77m x 1.98m)

## MASTER BEDROOM

13' 6" x 10' 11" (4.11m x 3.33m)

## EN-SUITE

6' 1" x 5' 7" (1.85m x 1.7m)

## BEDROOM TWO

13' 9" x 6' 6" (4.19m x 1.98m)

## BATHROOM

8' 1" x 6' 2" (2.46m x 1.88m)

## AGENTS NOTES

The property is LEASEHOLD. The lease term is 125 years, commencing from 1 October 2003.

The basic service charge is £6,391.51 per annum (single occupancy).

There is an additional monthly charge for the boiler, which is £22.39, and a monthly charge of £25.00 for double occupancy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		