



**EDWARD KNIGHT**  
ESTATE AGENTS

31 MARTON COURT, CAWSTON, RUGBY, CV22 7SW

£325,000







#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this stunning, spacious two bedroom semi-detached leasehold home which is located within the popular, age exclusive development 'Lime Tree Village' in Cawston. This beautiful, recently constructed property is one of a select few homes situated in a private, beautiful location with perfectly kept grounds.

In brief, the accommodation comprises of a spacious entrance hall, open plan lounge dining room, kitchen, master bedroom with en suite and access to the conservatory, second bedroom and a main bathroom.

#### 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

It is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high speed service to London Euston which takes just under 50 minutes. Lime Tree Village is ideally placed to access major road networks, including the A45, M45, M1 and M6.



Bilton Village is just a short walk away and still boasts a wealth of its original character, including a beautiful village green which is renowned in the spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist, chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.

#### ENTRANCE HALL

9' 3" x 7' 11" (2.82m x 2.41m)

#### LIVING ROOM

13' 5" x 12' 1" (4.09m x 3.68m)

#### DINING ROOM

8' 9" x 7' 6" (2.67m x 2.29m)

#### KITCHEN

8' 8" x 6' 7" (2.64m x 2.01m)

#### MASTER BEDROOM

13' 6" x 8' 1" (4.11m x 2.46m)

#### ENSUITE

9' 5" x 4' 0" (2.87m x 1.22m)

#### BEDROOM TWO

9' 5" x 8' 11" (2.87m x 2.72m)

#### BATHROOM

6' 2" x 6' 2" (1.88m x 1.88m)

#### CONSERVATORY

7' 4" x 6' 6" (2.24m x 1.98m)

#### LEASE INFORMATION

Service Charge: £6,392 per annum

Ground Rent: £250 per annum

Council Tax: £2,158 per annum (Tax Band D)

Lease Length: 114 years remaining

Owners of a Retirement Villages Lease are required to pay an assignment fee on re-sale of the property which is a maximum of 10% of the re-sale price of the property when it is re-sold.

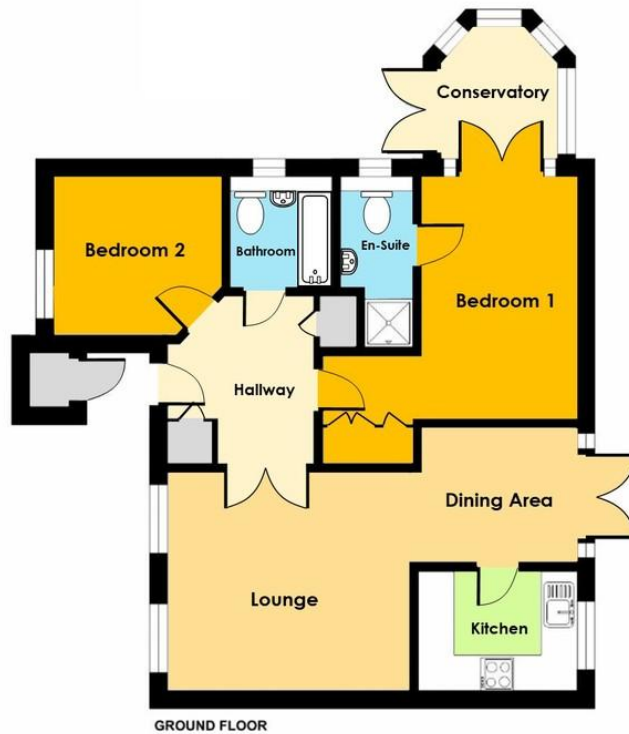












### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	