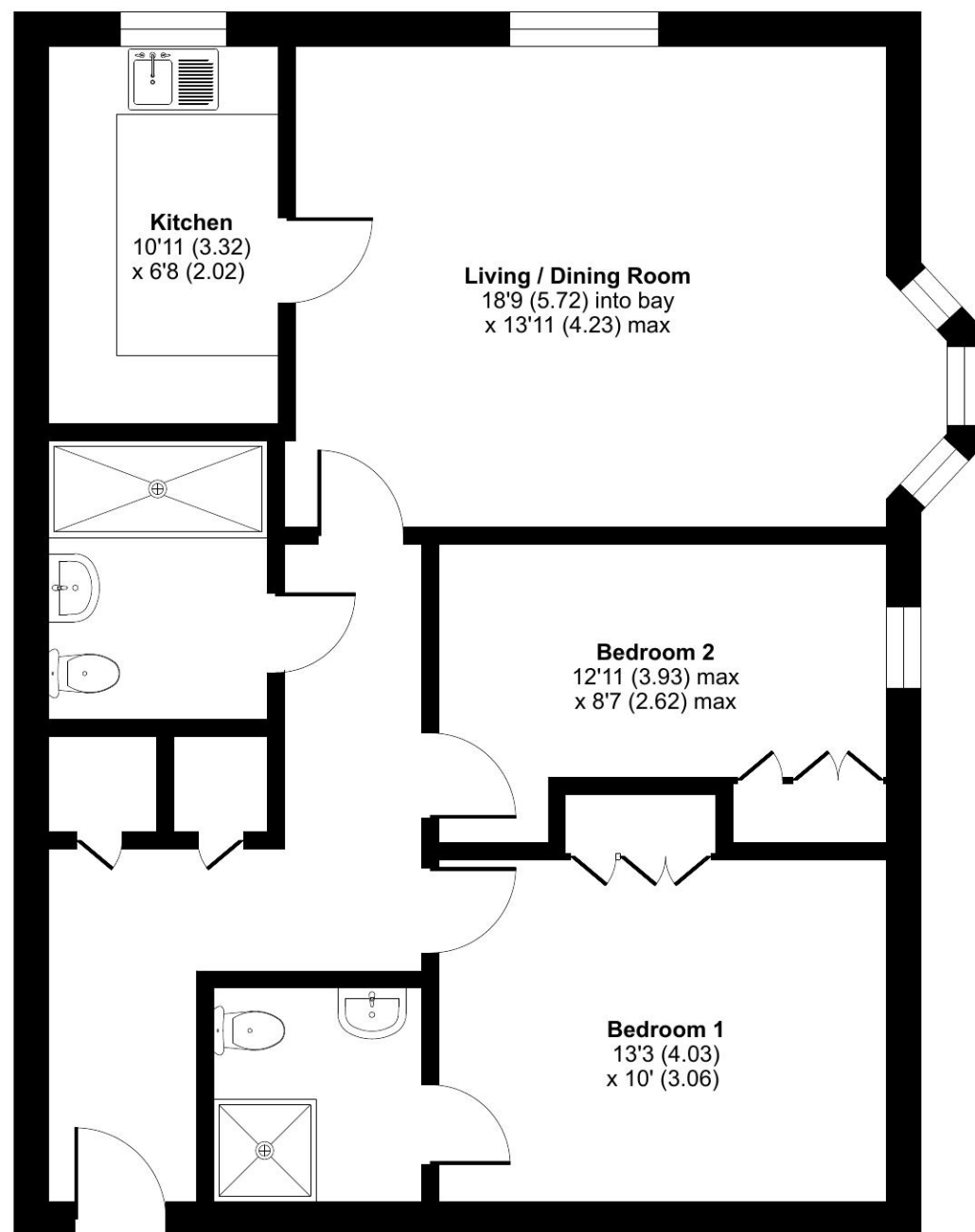


Morrel House, Lime Tree Village, Cawston, Rugby, CV22



Approximate Area = 813 sq ft / 75.5 sq m
For identification only - Not to scale



FIRST FLOOR

Talk to the team today to find out more or to arrange a visit:

01788 211 799 | LimeTreeVillageSales@retirementvillages.co.uk



IRC | Integrated Retirement Community



Lime Tree Village

Lime Tree Village is a beautiful community where wellbeing, active lives and nature collide.

RETIREMENT
VILLAGES

10 MORREL HOUSE



A beautifully appointed two-bedroom, two-bathroom first-floor apartment at Lime Tree Village, enjoying one of the village's most attractive outlooks across the central duck pond from both bedrooms and the lounge.



Apartment



2 Bedrooms



2 Bathrooms

Key features:

- Prime central village location
- Fully modernised throughout
- 24/7 emergency response alarm in all properties
- EPC Rating: C

£230,000

Leasehold*



A beautifully appointed two-bedroom, two-bathroom first-floor apartment at Lime Tree Village, enjoying one of the village's most attractive outlooks across the central duck pond from both bedrooms and the lounge. This fully modernised home offers stylish, tasteful décor throughout. From the entrance hallway, additional storage cupboards provide practical space, leading through to the principal bedroom with built-in wardrobes, an ensuite shower room, and those wonderful pond views. The second bedroom also benefits from built-in storage and would work perfectly as a guest room, study, or hobby space, while still making the most of the peaceful outlook.

Further along the hallway is a contemporary bathroom with an easily accessible double shower and a fitted anti-fog mirror, combining comfort with everyday practicality. The spacious lounge and dining area is filled with natural light from the large picture windows, creating a bright and welcoming place to relax or entertain while enjoying the views. The open-plan kitchen is neatly positioned to the side and has been fully updated with integrated appliances, including an AEG slimline dishwasher, Hotpoint washing machine, AEG oven, Zanussi hob, AEG hood, and Lamona fridge freezer. Ready to move into and enjoy, this lovely apartment offers a comfortable, low-maintenance retirement lifestyle in the heart of Lime Tree Village.

Lime Tree Village is a beautiful community where wellbeing, active lives and nature collide.

Lime Tree Village is situated midway between Dunchurch and Bilton. With our own walkway into the very well serviced village of Bilton, you have easy access to shops, a Post Office, cafés, and great pubs. Rugby, Coventry, and Birmingham are within easy reach if you need to get your fix of shopping, fine dining and exploring.

Amenities and features:

- Edwardian Cawston House
- Stunning grounds and allotments
- Restaurant and small convenience store
- Residents' Bar and Sunroom
- Snooker room and wellbeing centre
- A packed calendar of daily events
- Pets are more than welcome!

