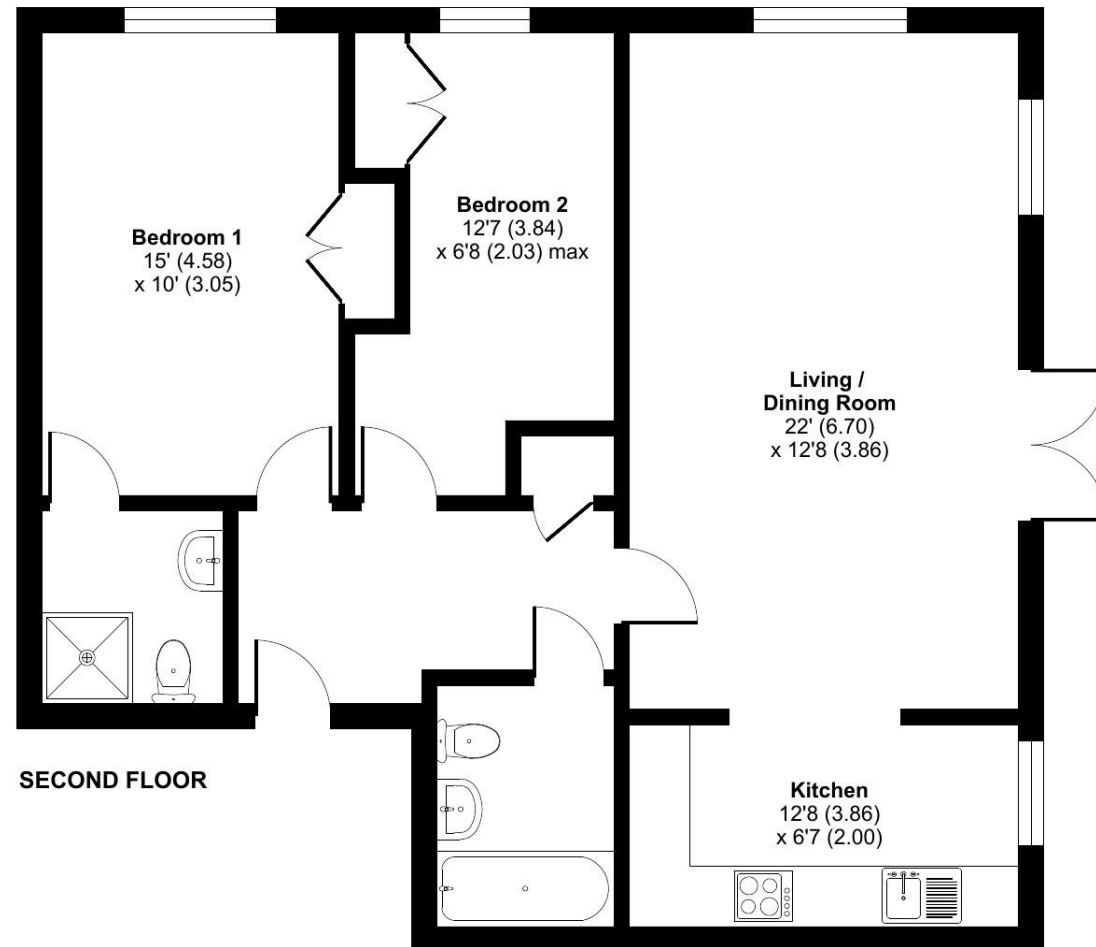


## Lime Tree Village, Cawston, Rugby, CV22

Approximate Area = 830 sq ft / 77.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Retirement Security Limited. REF: 1349533

Talk to the team today to find out more:

01788 211 799

[LimeTreeVillageSales@retirementvillages.co.uk](mailto:LimeTreeVillageSales@retirementvillages.co.uk)

Retirement Villages  
Rugby  
Warwickshire  
CV22 7SA



# Lime Tree Village

RETIREMENT  
VILLAGES

*A buzzing, friendly community  
in a stunning setting*



## 12 Morrel House

*The 2 Bedroom 2 Bathroom apartment is conveniently positioned close to the village clubhouse, the beautiful duck pond and the many village amenities, with nearby parking and the added benefit of a lift serving the building.*

**£200,000**

Other charges apply

**Leasehold**



2 Bedrooms



2 Bathrooms



Cottage



Balcony

Key features:

- Close to Clubhouse & activities Easy
- access to Bilton via exclusive pedestrian access
- 1<sup>st</sup> floor apartment serviced by lift EPC
- Rating: C





The 2 Bedroom 2 Bathroom apartment is conveniently positioned close to the village clubhouse, the beautiful duck pond and the many village amenities, with nearby parking and the added benefit of a lift serving the building.

Inside, offers an airy feel to the spacious lounge/dining room with a bright bay window flows into the modern open-plan kitchen, creating an inviting living space. A central hallway leads to the bedrooms and front door. Principal bedroom comes complete with fitted wardrobes and an ensuite shower room. Second bedroom is a generous single with fitted wardrobes. Located off the hallway is the second bathroom. for guests and everyday use.

The apartment combines comfort, practicality, and community living in a highly desirable setting.

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

*Packed full of 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!

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.

