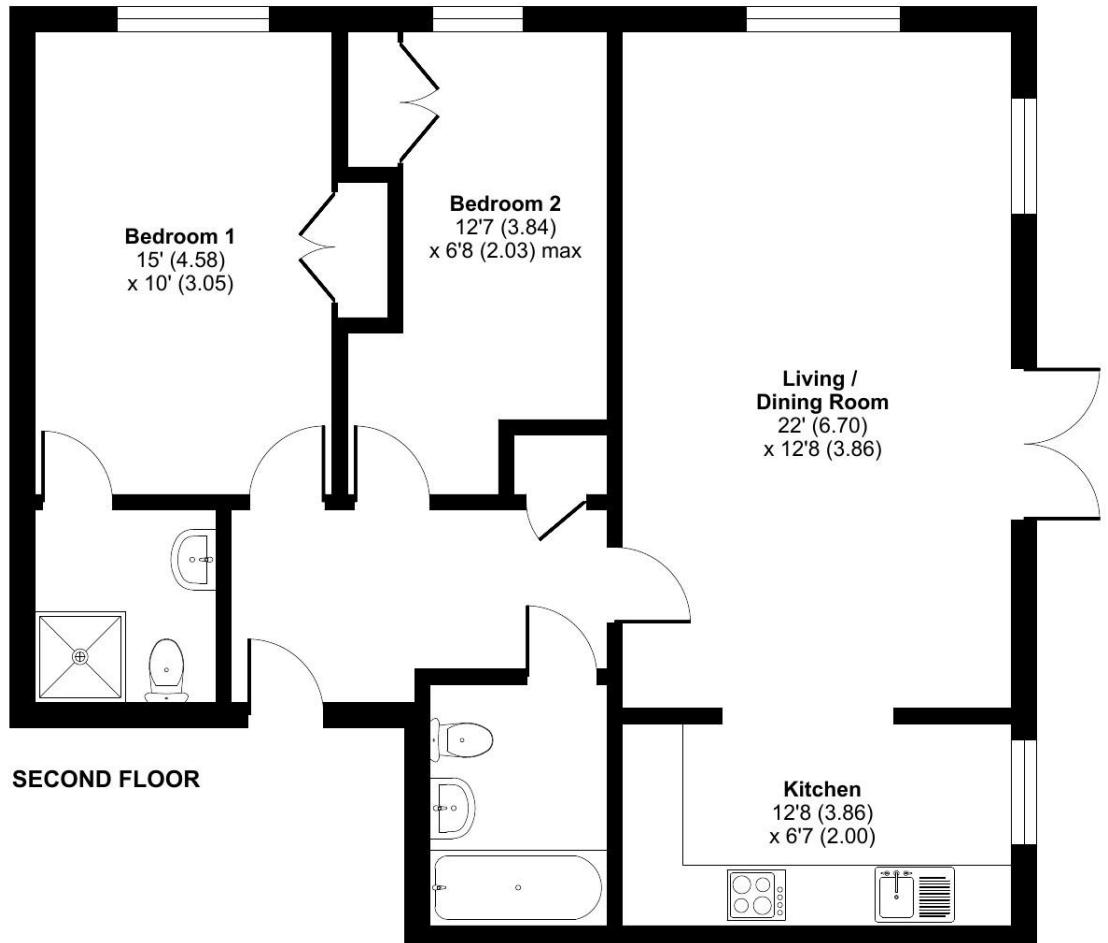


Lime Tree Village, Cawston, Rugby, CV22

Approximate Area = 830 sq ft / 77.1 sq m
For identification only - Not to scale



SECOND FLOOR

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

Talk to the team today to find out more:

01788 211 799
LimeTreeVillageSales@retirementvillages.co.uk

Retirement Villages
Rugby
Warwickshire
CV22 7SA



IRC Integrated Retirement Community

Lime Tree Village

*A buzzing, friendly community
in a stunning setting*

RETIREMENT
VILLAGES



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



Key features:

- Close to Clubhouse & activities
- Easy access to Bilton via exclusive pedestrian access
- 1st 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.

