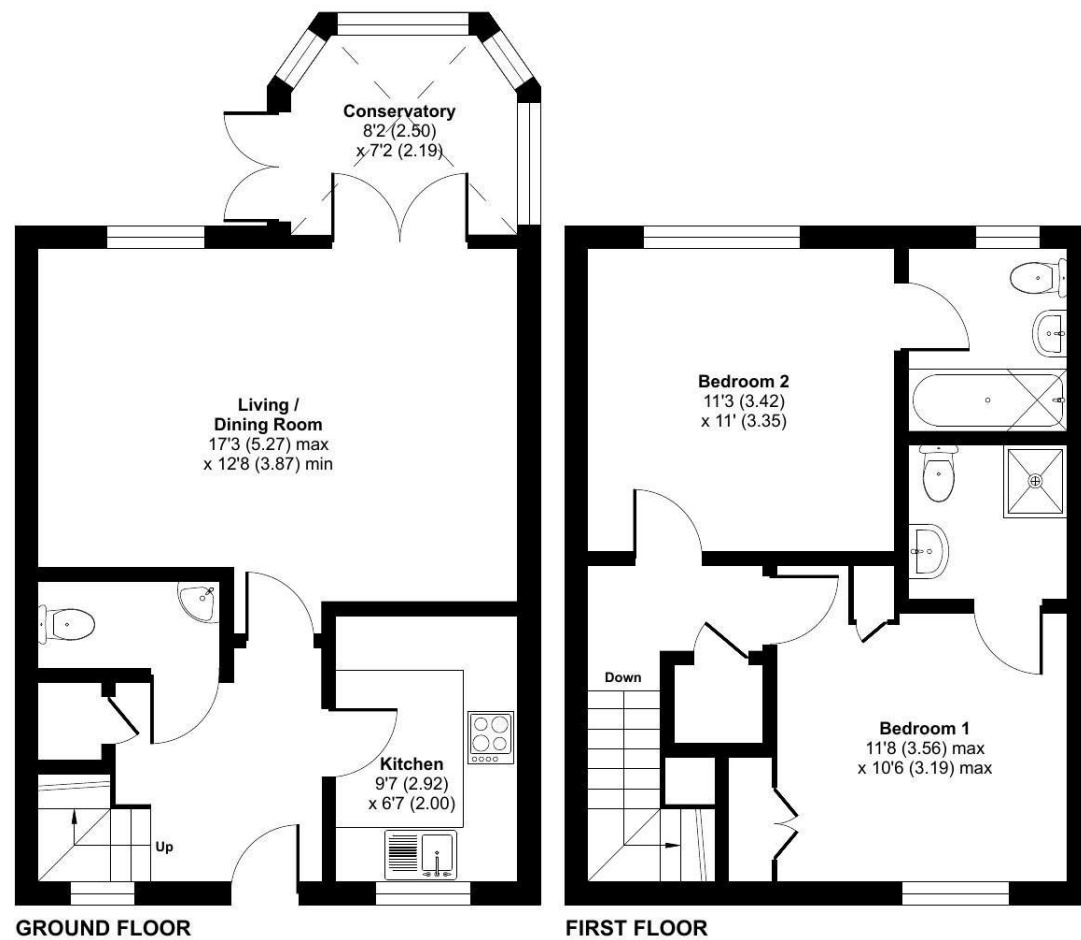


Marion Court, Lime Tree Village, Cawston, Rugby, CV22

Approximate Area = 848 sq ft / 78.7 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: 1350029

Talk to the team today to find out more:

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Retirement Villages
Rugby
Warwickshire
CV22 7SA



Lime Tree Village

RETIREMENT VILLAGES

A buzzing, friendly community in a stunning setting



22 Marion Court

This beautifully presented property offers two spacious bedrooms, each with its own ensuite, plus a convenient downstairs WC.

£245,000

Other charges apply

Leasehold



2 Bedrooms 2 Bathrooms Cottage Private Terrace

Key features:

- Close to facilities
- Parking included
- Emergency responders onsite 24/7
- EPC Rating: C



This beautifully presented property offers two spacious bedrooms, each with its own ensuite, plus a convenient downstairs WC. Tucked away in a peaceful terrace, the home features a bright lounge/dining room, a modern kitchen which includes integrated AEG Dishwasher, Hotpoint Washing machine AEG Hob, as well as Electrolux double oven and Blomberg Fridge/Freezer. A conservatory that opens out onto a semi-private rear lawn—perfect for relaxing or entertaining.

With its generous layout and abundance of natural light, this home is both welcoming and practical. Parking is included, adding to the convenience.

Located in the highly sought-after Lime Tree Retirement Village, you'll enjoy the perfect balance of independence and support, within a vibrant and active community. Come and see for yourself how comfortably and happily you could spend your retirement years here.

Vendor is offering property to be decorated to your taste.

*By Arrangement

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.

