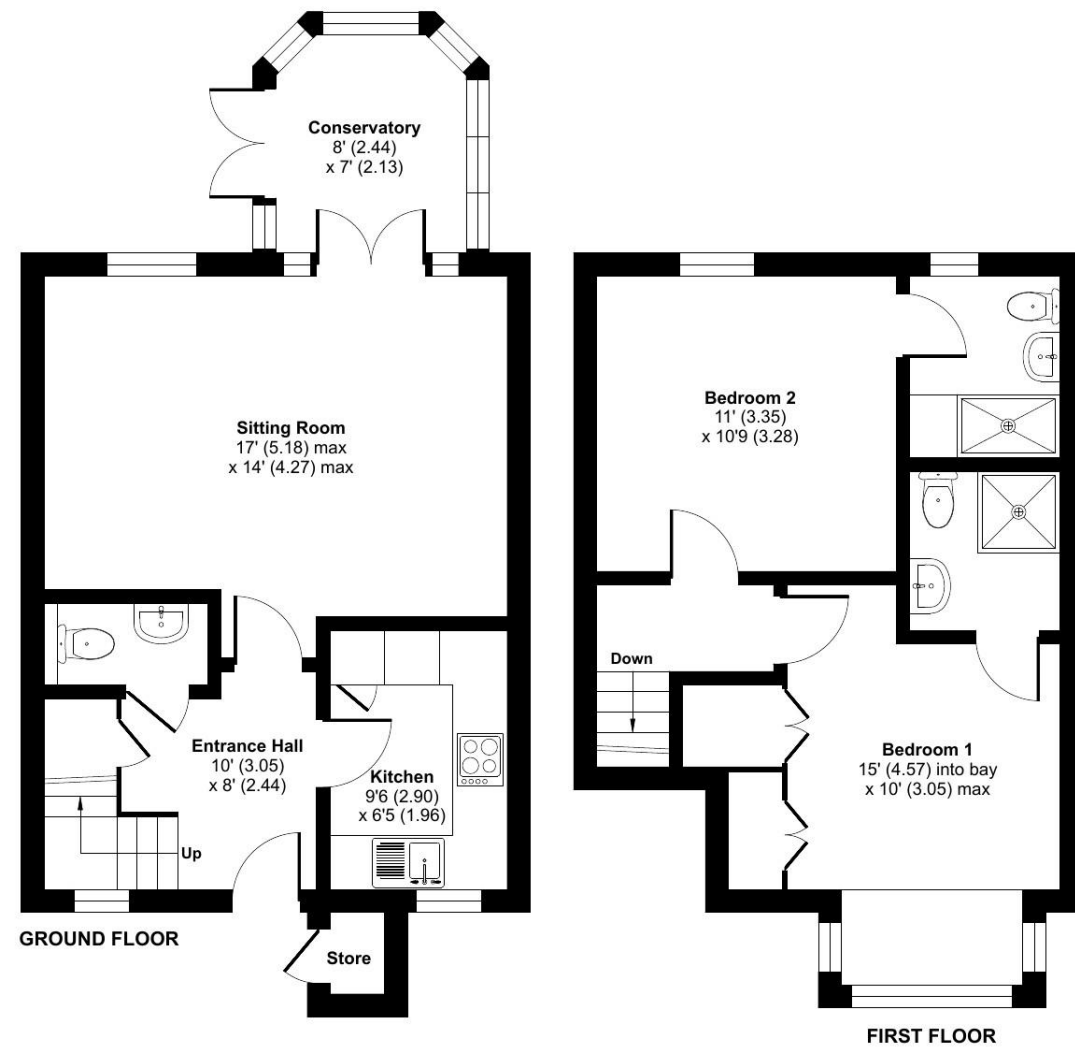


**Marlon Court, Lime Tree Village, Cawston, Rugby, CV22**

Approximate Area = 828 sq ft / 76.9 sq m  
 Outbuilding = 6 sq ft / 0.5 sq m  
 Total = 834 sq ft / 77.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Retirement Villages. REF: 1132945

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*



## 25 Marlon Court

*Beautifully presented two bedroom 2 bathroom cottage with conservatory on the sought after Lime Tree Retirement Village*

**£250,000**

Other charges apply

**Leasehold**



2 Bedrooms



2 Bathrooms



Cottage



Private Terrace

Key features:

- 2 Bedrooms
- Bright Entrance Hall
- Modern Kitchen
- EPC Rating: C



Beautifully presented two bedroom 2 bathroom cottage with conservatory on the sought after Lime Tree Retirement Village. Situated in an established part of the village, 25 Marton Court boasts a bright entrance hall which hosts a modern kitchen including integrated Bosch dishwasher, AEG washer/dryer & Hob, Electrolux Hood, AEG double oven and Liebherr Fridge/Freezer. Also off the hallway there is a downstairs WC, under stairs cupboard and a doorway to the bright light lounge. Off of which sits a lovely Conservatory looking out to the nature walk and brook.

Comes with a stairlift installed (easily removed if not needed) so offering easy access upstairs to find two double bedrooms, one with built in closet - both with ensuite shower rooms. Lots of room for you to enjoy a new retirement life here at Lime Tree; within a few minutes walk to the main Cawston House, hub of activity in the village. Easy access to the private walkway to Bilton and set in gorgeous 26 acre estate of manicured landscaped grounds.

## 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.

