

KEY FACTS SALES	25 Napton Court, Lime Tree Village, Rugby, Warwickshire, CV22 7SN		Created 16/5/2025
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies Lime Tree Village Ltd (Landlord) and Lime Tree Village Management Ltd (Management company).	
	Description of unit (type and beds)	2 Bedroom Cottage	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 125 year lease from 1st Oct 2003 (103 years remaining)	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
Cost of moving into property	Asking Price	£340,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	General parking: Restricted and allocated on a first-come, first-served basis. Polo Field residents: Parking spaces are available, and residents must purchase a licence to park their vehicle. Each property has a designated plot number, with the cost to rent these spaces set at £545.00 per year, subject to annual increases. Visitor spaces: Reserved exclusively for visitors and cannot be used by residents for their own vehicles. Garages: Available for rent, subject to availability, at £930 per year, with an expected annual increase	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by Lime Tree Village (Management) Limited (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Service Charge from Oct 2024 to Sep 2025	Single Occupancy £6,986.00pa an additional £300 pa for double occupancy.	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £282,446.00 balance at end last financial year.	
	Overnight on call support charge	Included in the Service Charge	
	Ground rent	Currently £250 per annum - fixed for the duration of the lease	Lease, FAQ's
Care Costs	Provided by an external provider	Price on application	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the Service Charge	FAQ's & Contract pack sent to your solicitor
	Responsibility of Tenant	Home contents Insurance	
Ongoing fees residents will have to pay in addition	Utility Bills	Electricity, gas, water, phone and IT	Buyer introduction pack
	Council tax	Band D - £2,360.50 pa	Rugby Borough Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free of choice.	
	Satellite/Cable TV	Free of choice.	
Charges when leaving or selling the property	Assignment fee	2.5% (1st year), 5% (2nd year) or 10% (after year 2) of the sales price when re-sold.	Lease, FAQ's, price list
	Estate Agent's commission	Inclusive if using Lime Tree Village (Management) Limited property re-sale service	
	Legal fees	On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees	
	Removal expenses	Buyer/seller responsible for own removal costs	
	Service Charges	Service Charges remain payable until a property is resold	

	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
Restriction on selling the property		Purchasers must be at least 55 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease