

KEY FACTS SALES		Lime Tree Villages 4 Wolston Court	Created 04/06/2025
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	2 Person/s	Lease
	Tenure	Leasehold 125 year lease from the (0 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	£295,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Removal Costs	Your removal expenses	
	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	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by Lime Tree Village Limited (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Service Charge from October 2024 to September 2025	Single Occupancy £6,986.00 pa, an additional £300 pa for double occupancy.	FAQ's
	Maintenance reserve fund (sinking fund)	£ 282446	
	Overnight on call support charge	Included in the Service Charge	
	Ground rent	£0.00	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, IT	Buyer introduction pack
	Council tax	Band D - £2360.5 pa	Rugby Borough Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
Charges when leaving the property	Assignment Fee	3% (1st year), 6% (2nd year) 9% (3rd year) 12% (4th Year) or (15% after the 4th year) of the sales price when re-sold.	Lease, FAQ's, price list
	Estate Agent's commission	1.5%	
	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 Charge	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 renting the property		Residents must be at least 55 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease