



**Thurlaston Drive, Lime Tree Village, Rugby, Warwickshire**  
**£190,000**





# Thurlaston Drive, Lime Tree Village, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present to market this first floor apartment located in the prestigious Lime Tree Village. This apartment is subject to a 55 years or older scheme. In brief the property comprises: entrance hall, lounge/dining room, fitted kitchen, two bedrooms with en suite facilities to bedroom one. Further benefits include double glazing and gas central heating, lift access. There are communal areas for all residents to enjoy with many more facilities located in the Cawston House (please see property particulars for a more detailed list). To view please call Crowhurst Gale Estate Agents 01788 522266.

## Location

Lime Tree Village is set within mature landscaped grounds close to the village of Dunchurch/Cawston and Bilton. The individual properties are arranged around Cawston House, built in 1907, which provides many facilities for village residents. In the main clubhouse there is a lounge, conservatory and bar where residents can meet, entertain guests or enjoy a coffee. There's also a wonderful bistro offering a selection of food choices, the perfect spot for lunch. The library area has a range of books to browse, however the traditional study area is brought up to date with the addition of a computer affording easy internet access. A separate meeting room is available and widely used by a range of clubs and societies in the village. There's also the chance to be pampered in the hair salon and treatment room, while the convenience shop is handy for picking up essentials, including a range of handy home cooked frozen meals.

## Communal Entrance

Communal entrance with video entry phone system, lift access to all floors. Stairs rising to all floors.

## Lounge/Dining Room 22'0" x 14'11" (6.73 x 4.57)

Bright and airy room with through-fare to the Kitchen.





**Kitchen 12'6" x 6'7" (3.83 x 2.03)**  
Fully fitted kitchen.

**Bathroom 6'3" x 7'10" (1.92 x 2.41)**  
White bathroom suite.

**Bedroom One 10'5" x 10'2" (3.20 x 3.10)**  
Double bedroom with en-suite.

**En Suite 5'6" x 6'5" (1.68 x 1.97)**  
White shower suite.

**Bedroom Two 12'9" x 6'6" (3.89 x 2.00)**  
Good size guest bedroom or study/office.

**Just a quick list of activities Lime Tree Village**

- Facilities:
- Communal Lounge: A space for residents to socialize and relax.
  - Concierge Service: A dedicated point of contact for residents' needs.
  - Bar: A social hub for residents.
  - Dining Room: A place to enjoy meals and socialize.
  - Laundry: On-site laundry facilities for residents' convenience.
  - Guest Facilities: Space for visiting friends and family.
  - Gardens and Conservatory: Beautiful spaces for relaxation and enjoying the outdoors.
  - Hobby Room: A space for pursuing hobbies and interests.
  - Activities Room: A place for group activities and events.
  - Shop: A convenient on-site shop for daily necessities.
  - Library: A space for reading and quiet time.
  - Assisted bathing facility: Provides a safe and comfortable environment for residents who need assistance with bathing.
  - Allotments: Residents can cultivate their own produce.
  - Wellbeing Centre: A place to focus on physical and mental well-being.
  - Snooker Room: A recreational space for residents.
  - Sunroom: A space to relax and enjoy the surroundings.
  - Activities and Social Life:
  - Social Activities: Regular Tai Chi, croquet, whist, boules, bridge, bowling, putting, and line dancing.
  - Fitness Classes: A variety of fitness classes are available.
  - Art Groups: Opportunities to explore artistic talents.
  - Book Clubs: For those who enjoy reading and discussion.
  - Craft Groups: A place to create and share crafting skills.
  - Cinema Club: For movie enthusiasts.
  - Classical Music Group: For those who appreciate classical music.
  - Choir: A chance to sing and socialize.
  - Organized Day Trips: Trips to local attractions and further afield.
  - Coffee Mornings and Luncheon Clubs: Social events for residents.
  - Concerts in the Ballroom: Regular musical events.

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Mortgage Services**

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.



**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Tenure**

Leasehold



**Tax Band**

Tax Band: D

**Local Authority**

Rugby Borough Council

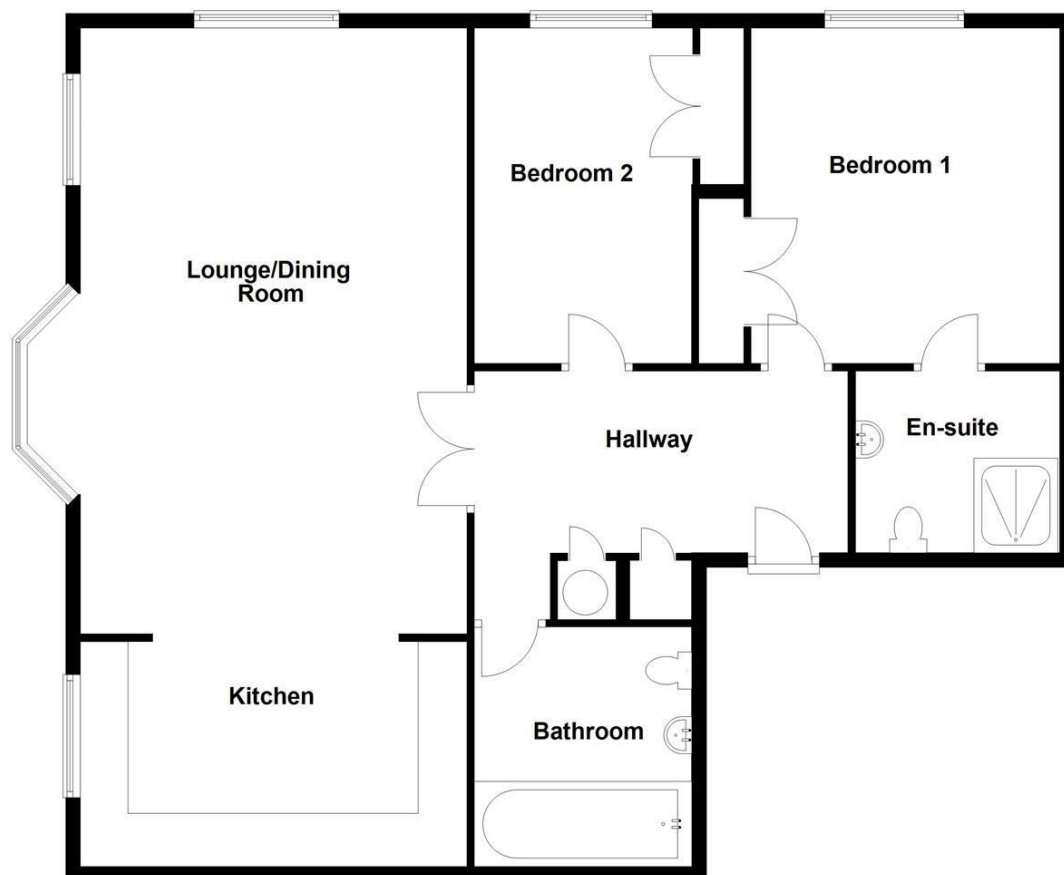
**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	86
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

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