



Freemans Gardens, Olney, MK46 4AU

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3 Freemans Gardens  
Olney  
Buckinghamshire  
MK46 4AU

## Asking Price £194,000

Superbly located in the centre of Olney town this warden assisted retirement apartment within "Pegasus Manor" offers everything you could wish for in a property of this nature. This apartment enjoys an enviable position overlooking the gardens of the Cowper Museum. Witness a hive of activity with willing volunteers maintaining the delightful walled gardens which are often open to the public

The accommodation comprises:

Communal and secure entrance with security lock,  
Hallway, Lounge/dining room, Kitchen, Wet room,  
Communal gardens, Double glazing, Electric heating  
and courtyard parking.





### First Floor Apartment

#### Communal Entrance

A solid wooden door with glazed panel opens into a welcoming hallway with exposed brickwork to one wall and timber panelling to the ceiling. A fitted stairlift and staircase rises to the first floor where our apartment can be found. A solid wooden door accesses our apartment (No 3). The hallway of the apartment has a combined storage and airing cupboard, coving to ceiling, loft access and radiator.

#### Lounge.

Double glazed windows to side and front where there is a walk in bay window enjoying aspects from its elevated position over the kitchen garden of the Cowper Museum. Coving to ceiling, Radiator.

#### Kitchen

One and a half bowl stainless steel sink unit with cupboards under, good range of cupboard units to high and base levels with work surfaces over. Built in double oven and hob with extractor hood over, plumbing for washing machine, tiling to splash areas, integrated fridge freezer, cushion flooring and radiator.

#### Bedroom 1

Double built in wardrobe, double glazed window to the rear elevation with pleasing views to the communal gardens below. Radiator.

#### Wheelchair Accessible Wet Room

Predominately tiled to the walls and comprising low level wc, washbasin and wheelchair accessible shower with glazed screen. Towel radiator, Creda wall heater extractor fan.

#### Outside

Communal garden area for the residents to enjoy.

#### Agents notes

#### FACILITIES & SERVICE CHARGE

125 Year Lease commenced in 1992 (98 years remaining)

Ground Rent is applicable.

The Service Charge is administered by First Port Retirement Property Services Ltd and the estimated charge per quarter is currently £846.20, this includes Buildings Insurance, Water charges, all exterior maintenance to both the buildings and communal gardens, along with cleaning and maintenance of all internal communal areas.

Pegasus Manor communal facilities include the use of a Drawing Room, Dining Room, Library, Conservatory, Laundry Room and Gardens.

In addition, there is a resident's guest suite, available in the main Manor House at a low cost per night#

#### AMPLE PARKING AND 24/7 EMERGENCY CALL OUT

#### Location

People have lived in Olney from the days of the Roman Empire. In Saxon times, Olney was mentioned in a Charter of 979 AD as Ollanege (which is thought to mean 'Ola's Island'). Olney belonged to a descendant of the King of Mercia before becoming part of the Viking lands. During the 18th Century, Olney was a staging post for travellers. Horse-drawn coaches passed through taking people between Kettering and the Newport Pagnell Turnpike. It is said that by 1754 there were 27 inns in the town. This was also the home of poet William Cowper and writer, curate John Newton who wrote the 'Olney Hymns' together. The town has a strong representation of individual shops selling clothing, footwear and accessories. There are supermarkets and convenience stores, a health centre, dentists, opticians and the town still retains its Nationwide building society. Hospitality is well served with an abundance of coffee shops, restaurants and bars all in the immediate surrounds of the lively market square. Free parking is available along the length of the High Street, a good half mile in length. Olney has also been named in The Sunday Times "Best places to live 2022". The town is situated just 11 miles from Milton Keynes, and was the only location from the county to make the cut. The guide features 70 locations in total, and is compiled by The Sunday Times' expert judges, who take into consideration a range of factors, such as: schools, connections, transport and the High Street.

<https://www.buckinghamshirelive.com/whats-on/olney-named-sunday-times-best-6923026> Olney is now a vibrant market town, with many people commuting to nearby towns for work. It's famous for the yearly pancake race which started here hundreds of years ago. Many local people know it as a place with a strong sense of community and as a safe and prosperous town to live. Olney is blessed with an enviable schooling reputation, there being three schools in the town serving children from 5 years of age to young adults of 18 years old. The town is well served for transport links with main line rail stations on the doorstep at Milton Keynes, Bedford and Wellingborough, each giving access to London and the North. Motorway access at Junction 14 of the M1 is only some 10 minutes distant. Luton and East Midlands airports are both within an hours drive. OLNEY

**RECREATION GROUNDS** The town of Olney has a thriving sports centre situated just off East Street where the playing fields extend down to the banks of the River Ouse. Within the recreation ground the sports widely catered for are rugby, cricket, tennis, football and flat green bowling. Rugby features strongly in Olney and there are currently 25 teams representing the town in senior, ladies, junior and mini versions of the game. Olney rugby club have their own clubhouse which hosts many social occasions throughout the year in addition to providing changing and shower facilities. Football representation in Olney is provided by teams ranging from under 5 to under 18. Currently they have 470 players registered for season 2023/24. Qualified coaches look after this vast group of enthusiastic youngsters to develop and encourage them towards senior levels. The tennis club have four floodlight courts and their own clubhouse which caters for both juniors and adults with coaching available for beginners and improvers. Fine and Country are proud to sponsor Olney Tennis Club. Cricketers play on both Saturdays and Sundays in their respective leagues involving gentlemen, ladies who play in the Home Counties Womens League and juniors aged from 5 years upwards contesting the Beds Youth Leagues. Completing the plethora of sporting activity are the flat green bowlers. Founded in 1906 this is a thriving community in Olney. The bowls club are members of Bowls England (BE) and Bucks Bowling Association (BBA).

#### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

#### Note to Purchaser

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In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

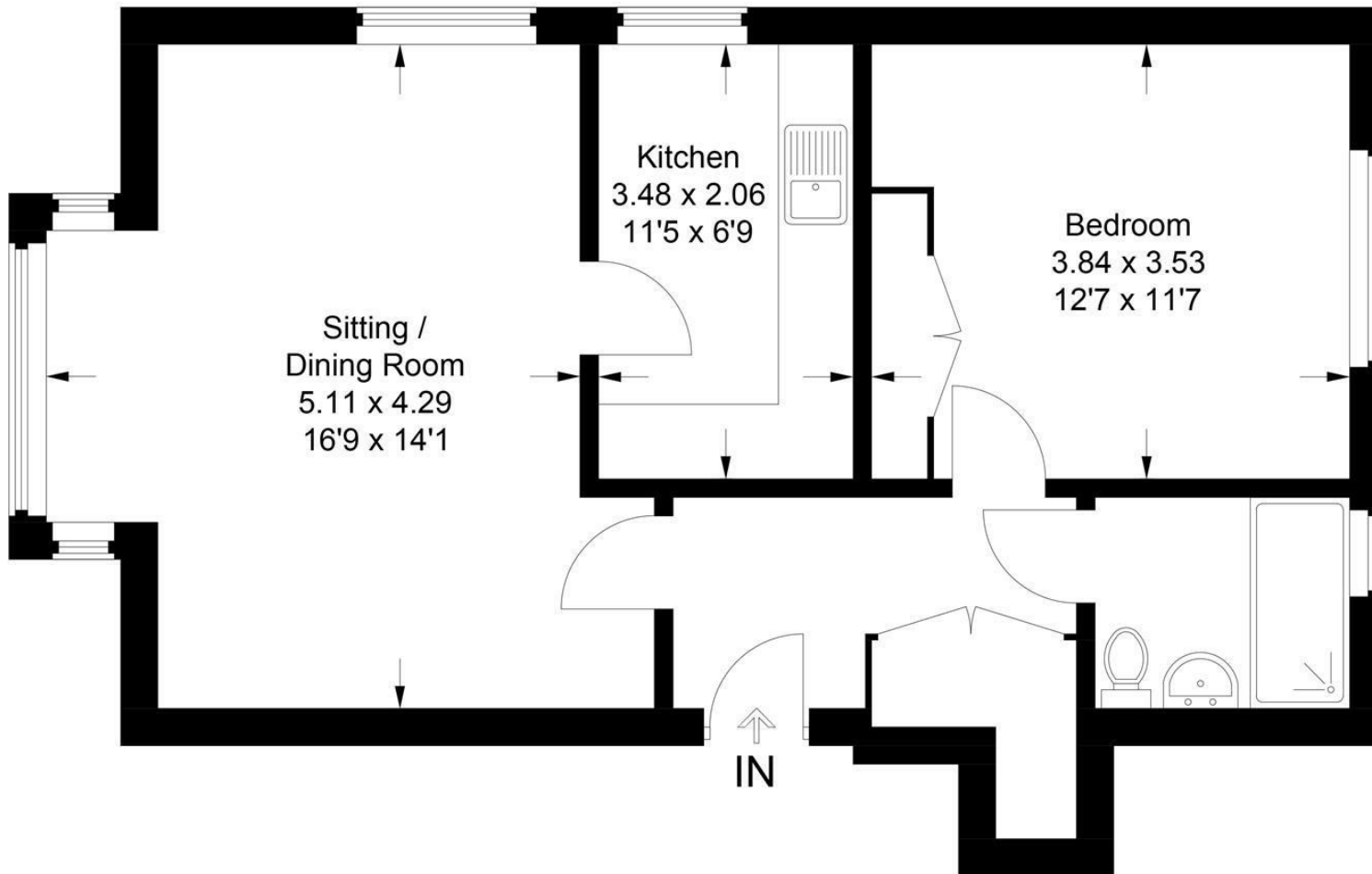
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients, to include financial services and solicitor recommendations, for which we may receive a referral fee, typically between £0 and £200.



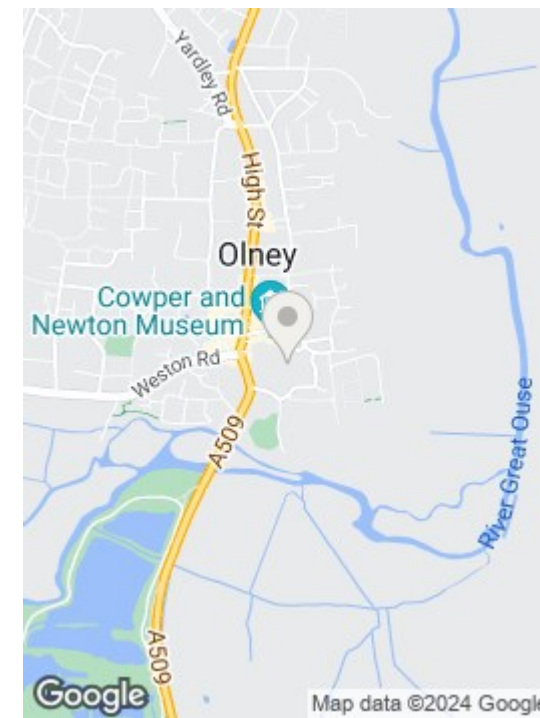


Approximate Gross Internal Area  
54.4 sq m / 585 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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### Viewing Arrangements

By appointment only via Fine & Country.  
We are open 7 days a week for your convenience

- 01908 713253
- miltonkeynes@fineandcountry.com
- www.fineandcountry.com
- 59 High Street, Stony Stratford  
Milton Keynes MK11 1AY



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			
		74	82
England & Wales		EU Directive 2002/91/EC	

