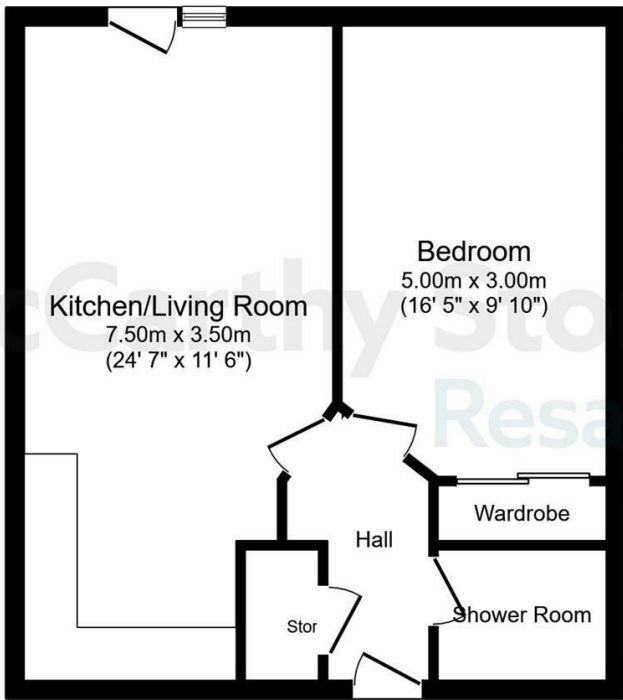


15 Penny House

1 Teedon Lane, Olney, MK46 4FS



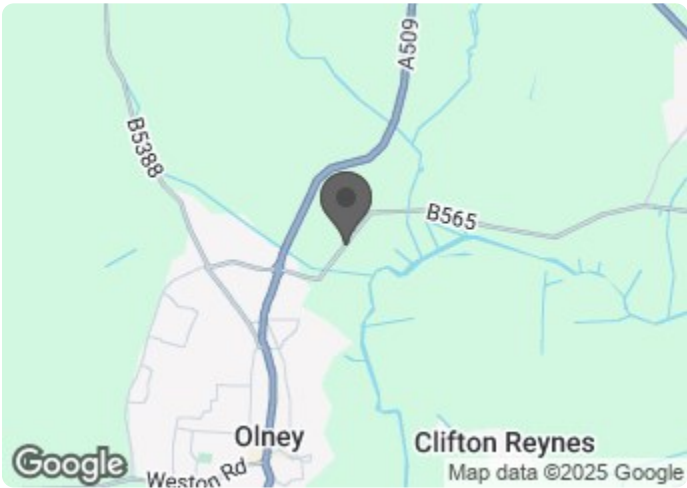
Asking price £330,000 Leasehold

BEAUTIFULLY presented GROUND FLOOR retirement apartment with access to a PATIO enjoying GARDEN VIEWS. Modern kitchen with built in appliances, DOUBLE bedroom with FITTED WARDROBES and a CONTEMPORARY shower room completes this wonderful apartment.

Call us on 0345 556 4104 to find out more.

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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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# 15 Penny House, 1 Teedon Lane, Olney, MK46 4FS

## Apartment Overview

We are delighted to offer this stunning ground floor apartment conveniently situated close to the communal areas and Bistro. Further benefits include direct access from the lounge to a patio area enjoying views of the communal gardens. The modern open plan kitchen has built in appliances, a spacious bedroom with fitted wardrobes and a contemporary shower room completes this wonderful apartment.

## Local Area

According to a survey conducted by the Sunday Times in 2018, Olney is one of the top 15 places to live in the South East. It's easy to see why Olney's so popular, too. The town is full of historic architecture, with beautiful town houses and terraced cottages lining the streets. The town itself is also home to a wide array of independent shops and boutiques. Many of these also attract shoppers from further afield who want to marvel at the galleries, antique stores and the designer shops. Along the streets of Olney, you'll also find a large range of high street retailers, such as Costa Coffee and the Co-Op. The town also provides residents with the best of both worlds. Olney is surrounded by gorgeous countryside and lies on the River Great Ouse, but the extensive amenities of Northampton, Milton Keynes, Bedford and Wellingborough are all within 10 miles of our retirement bungalows in Olney. High Street and Market Place are the centre of life in Olney. They're home to a great range of international restaurants, and they also play host to various markets. This includes a monthly farmers' market, a weekly general market and the annual pancake race, which has been a continual fixture of life in Olney since 1445. The local area offers everything you could need and more. As well as two large supermarkets on the doorstep, Sainsbury's is right next door, in which you'll also find an Argos, the town centre is reachable within a 15-minute stroll. There's also a bus stop directly outside the development. And, from Milton Keynes Central, you can reach London by train in just 40 minutes.

## Development Overview

This Retirement Living PLUS development in Olney is situated within wide open stretches of countryside, with Olney town

centre just 0.6 miles away. You'll have the best of both worlds, with the River Great Ouse nearby offering an ideal location for beautiful walks, while the town offers a unique mix of independent boutiques and businesses. As well as owning your own property and benefiting from a stylish homeowners' lounge and a beautifully landscaped and well-maintained garden, you'll receive the extra care and support you need. Our care packages are completely flexible and will be tailored to your individual needs. A team of trained staff will be on hand 24 hours a day, led and overseen by a dedicated Estates Manager. And, with a 24-hour emergency call system and a camera entry system, we've got your safety and security covered. Plus, with a bistro on site, and even a salon, you won't need to leave the development estate if you don't feel like it.

## Entrance Hall

Front door with spy hole leads to the entrance hall. The 24-hour emergency response pull cord system, illuminated light switches, smoke detector, wall mounted thermostat. From the hallway there is a door opening into a storage/airing cupboard. Further doors lead to the open plan living room/kitchen, bedroom and shower room.

## Open Plan Lounge/kitchen

Wonderfully airy lounge with a full height window and double glazed door giving access to a patio area enjoying garden views. Fitted carpets, telephone point, TV point (with Sky/Sky+ capabilities) and plenty of raised height power sockets.

The kitchen area boasts a modern fitted kitchen with a range of base and wall units Single sink and drainer unit with mixer tap. Integrated electric oven and microwave, ceramic four ringed hob with extractor hood above. Integral fridge and freezer. tiled floor, ceiling light fitting and under pelmet lighting. Integrated dishwasher.

## Bedroom

A double bedroom with large window, allowing ample light into the room. Built in, mirror fronted wardrobe. Central ceiling light, TV and phone point. Provisions for a wall mounted TV.

# 1 bed | £330,000

## Shower Room

Fitted with a modern suite comprising; walk-in shower with glass screen, low level WC, vanity unit with wash basin and mirror above. Tiled floor and partially tiled walls

## Service Charge

Your service charge covers the services and amenities you enjoy at this development for a safe, comfortable, sociable and happy retirement. It includes things like wages for your on-site team, security systems and keeping communal spaces and gardens spick and span—and it's all provided at cost price. The service charge includes:

- Electricity, heating and lighting (communal areas)
- Professional fees
- Emergency call system
- Future maintenance fund
- Domestic assistance - 1 hour per week
- Water and sewage (communal areas and apartments)
- Maintenance of building and gardens
- Building insurance
- Development staff
- Subsidized Bistro Restaurant

Annual service charge £10,285.08 for financial year ending 28/2/2026

## Lease Information

999 years from 2023

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Superfast Fibre Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

