



NOVA
ESTATE AGENTS



Bushmead Court, 34 Hancock Drive, Luton, LU2 7GY

Your chance to own this delightful first floor 2 bedroom retirement apartment at Bushmead Court. Situated in a meticulously maintained development designed to promote independent living, this property offers a range of amenities and services to enhance your retirement lifestyle.

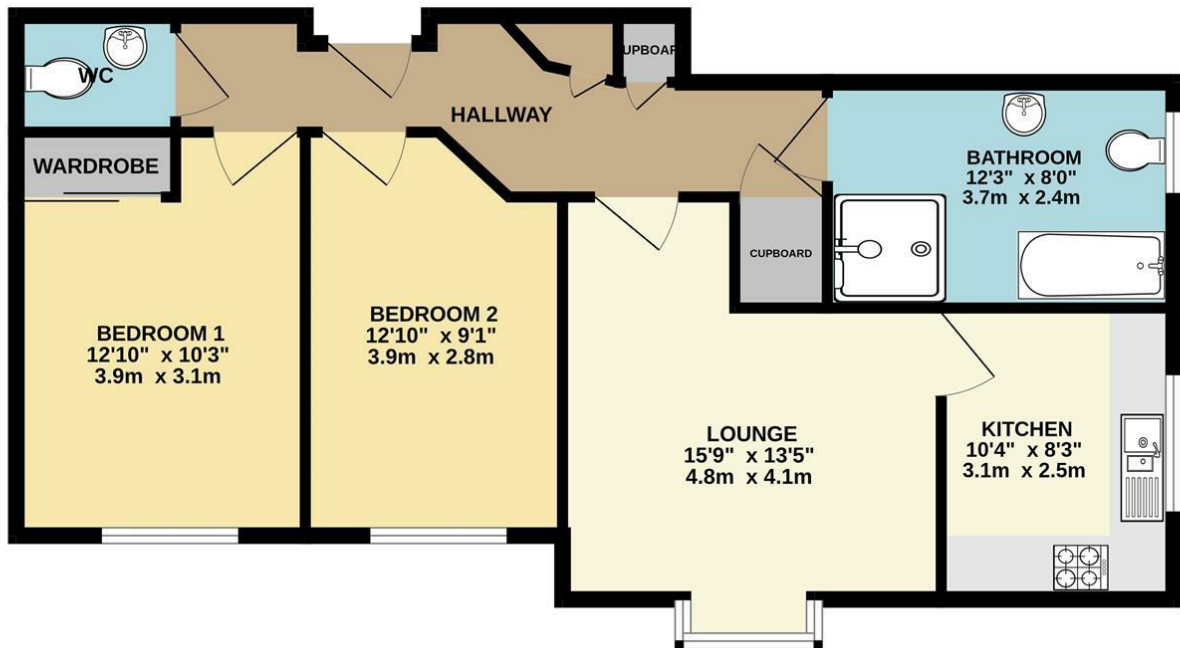
With 41 spacious apartments primarily featuring one and two bedrooms, Bushmead Court provides a welcoming community environment. The communal areas have been tastefully decorated to create a comfortable and inviting atmosphere. Residents can enjoy a variety of shared facilities, including a cosy lounge, an on site restaurant, a guest suite for visitors, beautifully landscaped gardens, and ample car parking.

What sets Bushmead Court apart is the exceptional level of services available, surpassing the standards of traditional retirement apartments or sheltered housing. A dedicated team of staff is on hand 24/7, ensuring your needs are met day and night. The monthly service charge covers

- Nova Estate Agents
- Gated retirement development
- Independent living and support on site if necessary
- Over 60's
- Fully managed facilities and services
- Warden call emergency pull cord in each room
- Spacious apartment
- Secure parking
- Great local amenities including, post office, Co-op, pharmacy, cafe and restaurants on the door step

£210,000

GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(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		