



## Flat 49, Bushmead Court Hancock Drive, Luton, LU2 7GY

This first floor, two bedroom retirement property spans over 750 sq. ft., and is located within the gated Bushmead Court development, designed for those aged 60 and over.

The property features an entrance hall with storage, a spacious living room with a fireplace, a modern kitchen with integrated appliances (fridge/freezer, oven, hob, washing machine), a master bedroom with built-in wardrobes, a second double bedroom, and a wet shower room.

Set in the peaceful Bushmead area with views of the Warden Hills, Bushmead Court offers apartments where residents can maintain independence with 24-hour staff support. The community is owner-managed and also provides in-house domiciliary care.

The service charge covers essentials like building insurance, maintenance, gardening, and domestic help. Many buyers may qualify for Attendance Allowance (between £68-£101 weekly). A transfer fee of up to 3% of the resale price is charged, depending on how long the owner has lived in the property. More information is available from the Court Manager.

**£225,000**

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- On Site Staff Available 24 Hours
- Residents Parking Available
- Fully Equipped Kitchen
- Great Social Community
- Popular Location
- Retirement Home
- Two Double Bedrooms
- Long Lease!

Approx Gross Internal Area  
69 sq m / 745 sq ft



## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

