

**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 envious position overlooking the gardens of the Cowper Museum.

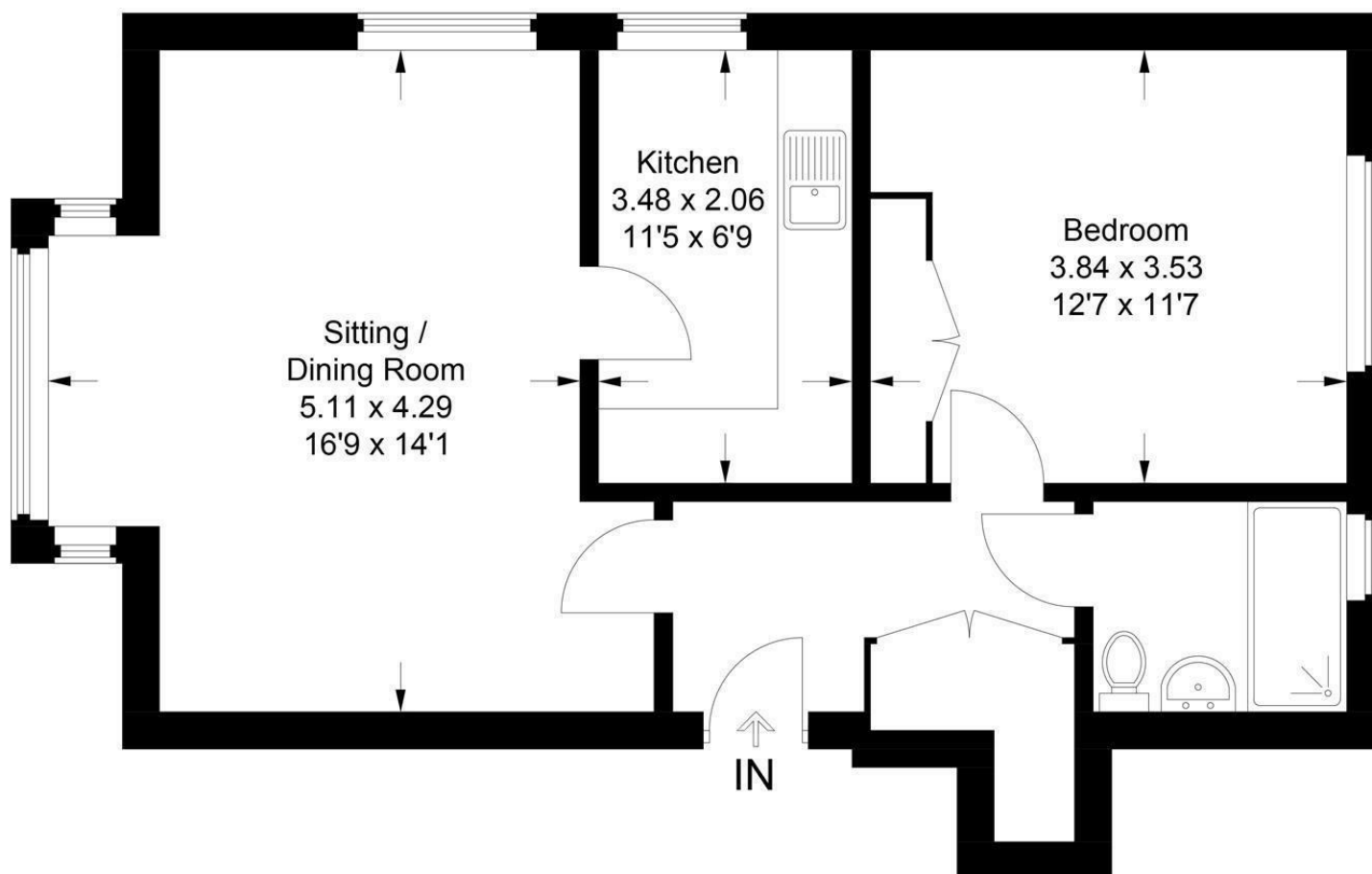
The accommodation comprises:
Communal and secure entrance with security lock, Hallway, Lounge/dining room, Kitchen, Wet room, Communal gardens, Double glazing, Electric heating and courtyard parking. Witness a hive of activity with willing volunteers maintaining the delightful walled gardens which are often open to the public
Convenient for shopping, doctors, dentists, opticians and all the coffee shops, restaurants and food outlets you could wish for this spacious well maintained apartment is truly ideal for the mature purchaser. Vacant possession and very realistically priced



To view this property call Carters on 01908 561010 or email miltonkeynes@carters.co.uk



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.

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

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

Energy Efficiency Rating		
	Current	Rated
Very energy efficient - lower running costs		
(12-14) A		
(15-17) B		
(18-20) C		
(21-23) D		
(24-27) E		
(28-30) F		
(31-35) G		
Not energy efficient - higher running costs		
England & Wales	74	82
EU Directive 2002/91/EC		

Viewing Arrangements

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