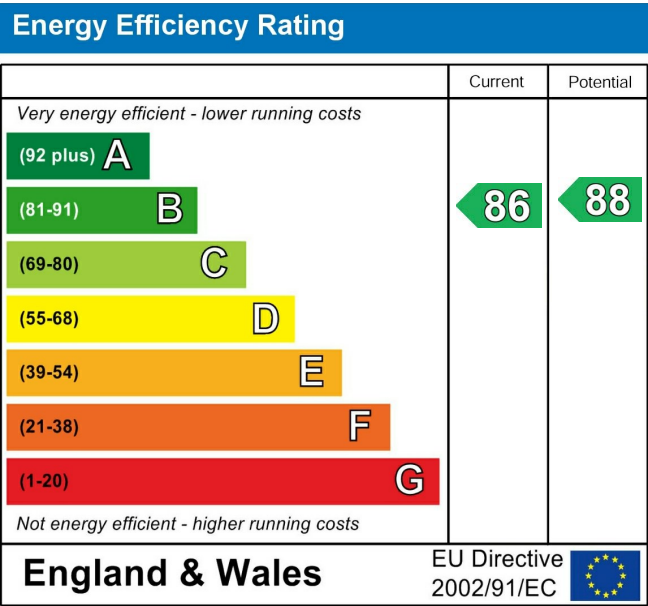
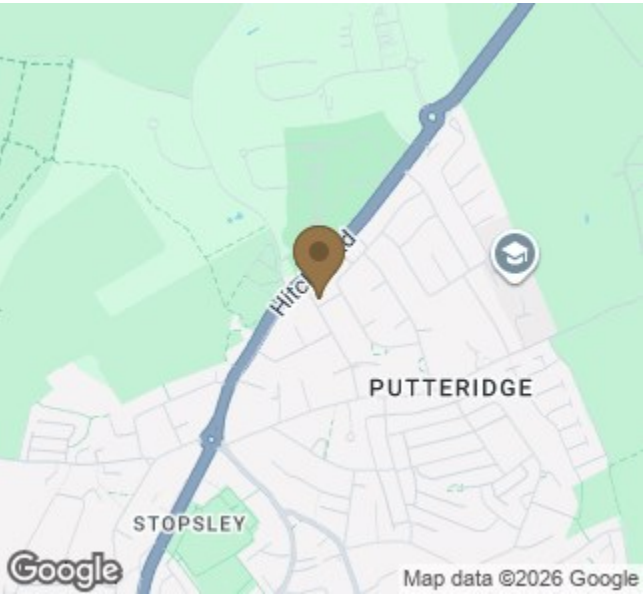
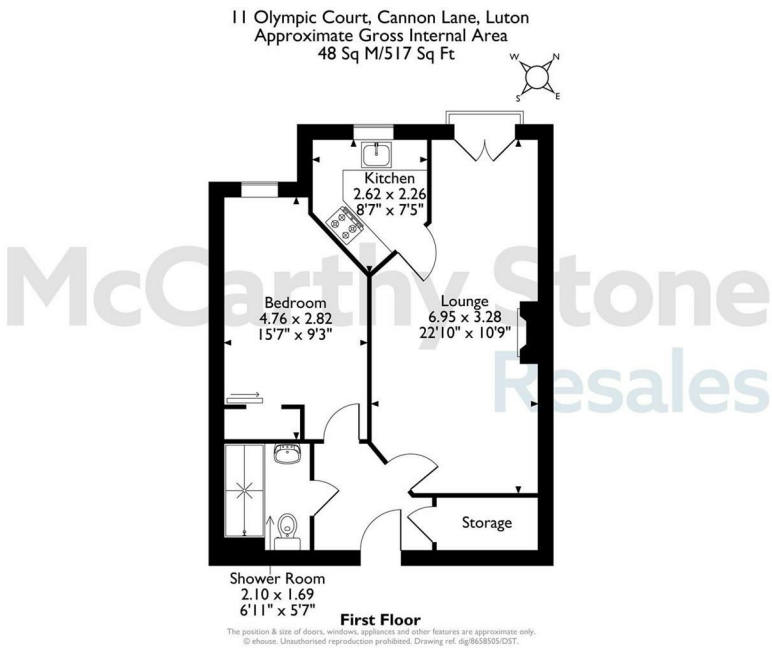




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



11 Olympic Court

Cannon Lane, Luton, LU2 8DA

Council Tax Band: B

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 11 Olympic Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £140,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious apartment with Juliet Balcony
- Modern kitchen with built in appliances
- 24-hour emergency call system
- House Manager
- Home Owner's communal lounge
- Landscaped gardens
- Guest Suite
- Secure door entry system
- Lifts to all floors
- Part exchange available

McCarthy & Stone
Resales.

11 Olympic Court, Luton

 1 |  1 | Asking price £140,000

Olympic Court

Olympic Court has been designed and constructed by award winning McCarthy & Stone. It provides secure independent living specifically for those aged 60 years and above. The dedicated House Manager is on site, Monday to Thursday to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the costs of all communal areas, including the homeowners lounge and laundry room, 24 hour emergency call and security systems, external maintenance, grounds maintenance, water rates and buildings insurance. For your peace of mind, the development has CCTV door entry and 24 hour emergency call systems, should you require assistance. Lifts to all floors.

The Homeowners lounge and communal gardens provide a great space to socialise with new friends and family and the Development Guest Suite with en-suite is available for your guests for only £25 per night. Directly outside the development is a bus stop providing regular services to Luton, Stevenage And Hitchin.

Entrance Hall

Front door with spy hole leads to the entrance hall where the 24 hour Tunstall emergency call and security door entry systems with intercom and smoke detectors are located. Doors to the walk-in storage cupboard with water boiler, bedroom, living room and shower room.

Living Room

A bright and spacious living room with doors opening inwards to reveal a Juliet balcony with outlook over the front elevation. The room provides space for dining and has a feature fire place which acts as an attractive focal point. There are TV and telephone points (Sky/Sky+ connection points available), two light fittings and raised power points. Part glazed door leads to separate kitchen.



Kitchen

Modern fitted kitchen with a range of base and wall units. The window is situated above stainless steel sink with mixer tap and drainer. Mid level built in electric oven with space above for a microwave. Ceramic hob with tiled splash back and chrome cooker hood. Free-standing fridge & freezer. Ceiling light point and ceramic floor tiles.

Bedroom

A double bedroom with window providing views towards the front elevation. Built in wardrobe with mirrored fronted sliding doors. Telephone and TV point, raised power points and ceiling light.

Shower Room

A modern suite comprising with a full width shower with glass sliding door and grab rail. WC, vanity unit wash hand basin and fitted mirror with built in light. Shaver point, full height wall tiling and ceramic floor tiling.

Service Charge

The Service Charge Includes:

- Cleaning of communal windows
- The cost of employing your House Manager
- Water rates
- Electricity, heating, lighting and maintenance to all communal areas
- 24 hour monitored emergency call and security system
- Exterior property maintenance to all external areas
- Repairs and maintenance to the interior and exterior communal areas
- Upkeep of garden and grounds
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

It does not include your Council Tax, apartment electricity or TV licence. To find out more, please



contact your Property Consultant or the House Manager on site.

The annual service charge for this property is £3,512.48 for financial year ending 31/03/2027.

Check out benefits you may be entitled to.

Car Parking Permit

Parking is by allocated parking space subject to availability. The fee is currently £250 per annum. Permits are available on a first come first served basis

Lease Information

Lease: 125 years from the 1st Jan 2011
Ground rent: £425 per annum
Ground rent review: 1st Jan 2026

Moving Made Easy & Additional Services

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

- Fibre to the cabinet and Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

