Connells

Olympic Court Cannon Lane
Luton

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Luton LU2 8DA

for sale offers in excess of
£130,000

Property Description

Connells Stopsley are delighted to present this charming one-bedroom ground floor retirement living apartment, ideally positioned within the highly sought-after Putteridge area. Set within Olympic Court, an exclusive development designed and built by the award-winning McCarthy & Stone, this property offers secure, independent living specifically tailored for residents aged 60 and above.

The apartment features an inviting entrance hall, modern shower room, spacious storage cupboard and a well-proportioned double bedroom complete with fitted wardrobes. The open plan lounge/diner provides a comfortable and versatile living space, benefiting from a double-glazed patio door that opens directly onto a private paved garden, perfect for relaxing outdoors. The kitchen area is conveniently arranged and easily accessible from the main living space.

Olympic Court is renowned for its excellent facilities and peace-of-mind living. A dedicated House Manager is on-site Monday to Friday to oversee the smooth running of the development. The comprehensive service charge covers all communal maintenance, including the homeowners' lounge, laundry room, water rates, external upkeep, gardens, buildings insurance and security systems.

For maximum safety and convenience, the development features 24-hour emergency call systems, CCTV door entry, and lift access to all floors. Offering comfort, security and a sociable environment.

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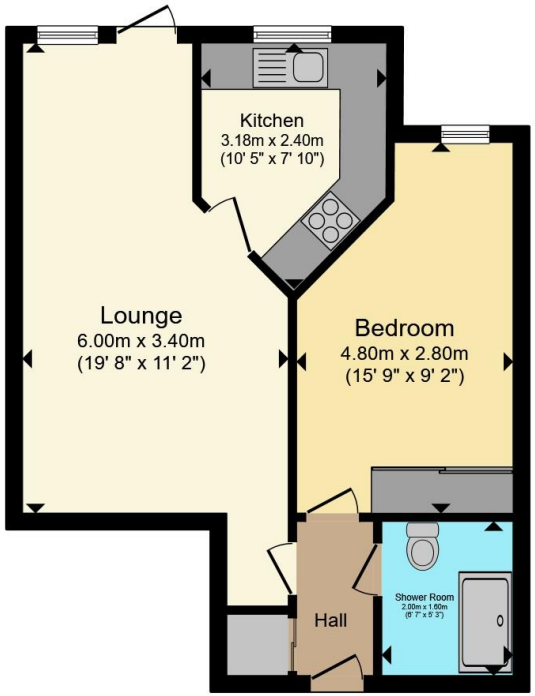

Floor Plan

Total floor area 44.2 m² (476 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Connells on

T 01582 737 069
E stopsley@connells.co.uk

Jansel House Parade 656 Hitchin Road Stopsley
LUTON LU2 7XH

EPC Rating: C

Council Tax Band: B

Service Charge: 3151.00

Ground Rent: 425.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STP308378

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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