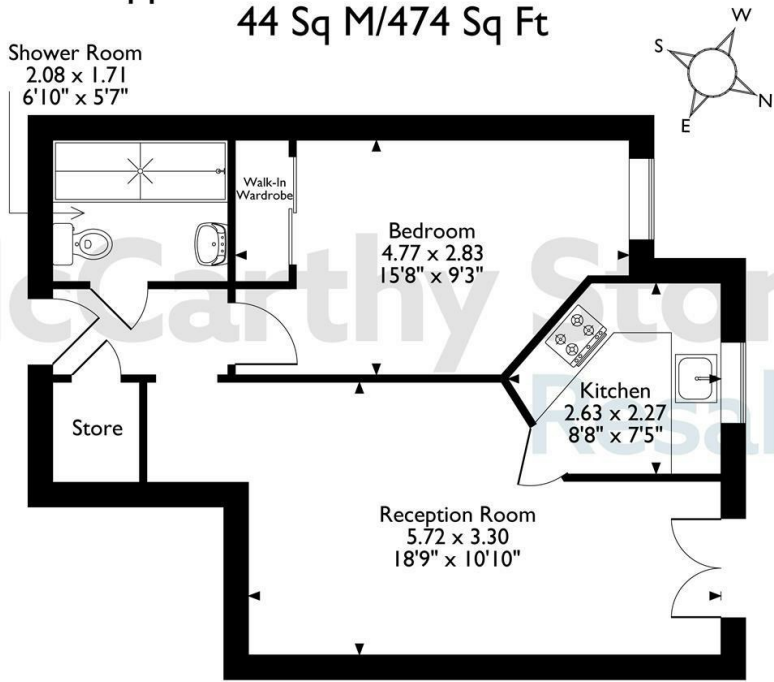


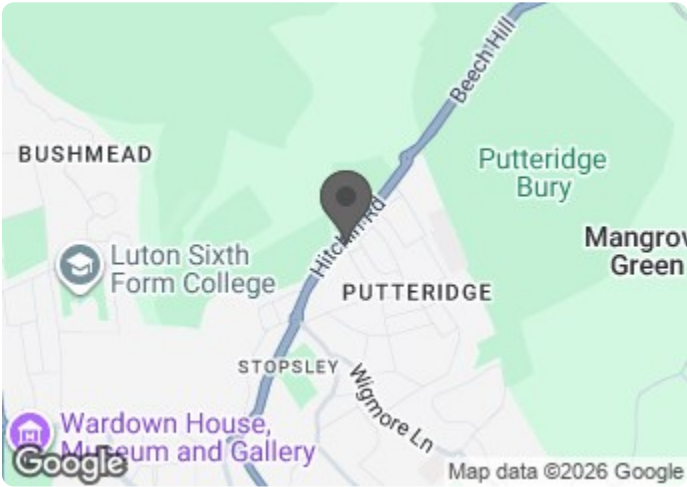
21 Olympic Court, Cannon Lane, Luton
Approximate Gross Internal Area
44 Sq M/474 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(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	



Asking price £150,000 Leasehold

Bright and spacious one bedroom first floor apartment within Olympic Court, a popular MCCARTHY STONE retirement development offering EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
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Registered in England and Wales No. 10716544



Olympic Court, Cannon Lane, Luton, Stopsley

1 Bed | £150,000

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 Friday 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, shower room, bedroom and reception room

Reception Room
A bright and spacious lounge benefitting from French doors which allow lots of natural light and also open up to a Juliet balcony overlooking the front elevation. The room offers space for dining (as per photographs) and has a feature fire place which is an attractive focal point within the room. There are TV and telephone points (Sky/Sky+ connection points available), two light fittings and raised height power points. Part glazed door leads to separate kitchen.

Kitchen
Modern fitted kitchen with a range of base and wall units. The front facing window with blind is situated above stainless steel sink with mixer tap and drainer. Mid level built in electric oven

with space above for a microwave. Four ring ceramic hob with tiled splash back and chrome cooker hood. Integral fridge & freezer. Central ceiling lights and ceramic floor tiles.

Bedroom
Double bedroom with window providing views over the front elevation. Built in wardrobe featuring sliding mirrored doors. There are TV and telephone points, light fitting and raised height power points.

Shower Room
A modern shower room with large shower cubicle with glass siding door and grab rail, WC, vanity unit wash hand basin and fitted mirror with built in light. Shaver point, wall mounted fan heater and ceiling lighting. Full height wall tiling and ceramic floor tiling.

Service Charge

- 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 £3,521.48 for 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 annual fee: £425
Ground rent review: 1st Jan 2026

Moving Made Easy & Additional Information
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 & Copper Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

