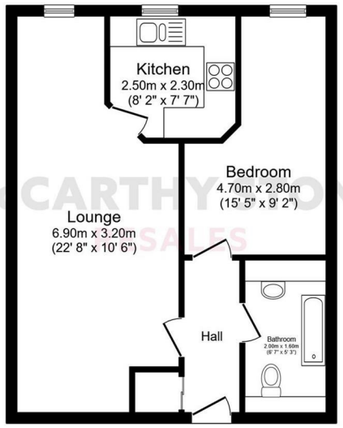
Excellent

Trustpilot

McCarthy & Stone
Resales.



Total floor area 47.6 sq.m. (512 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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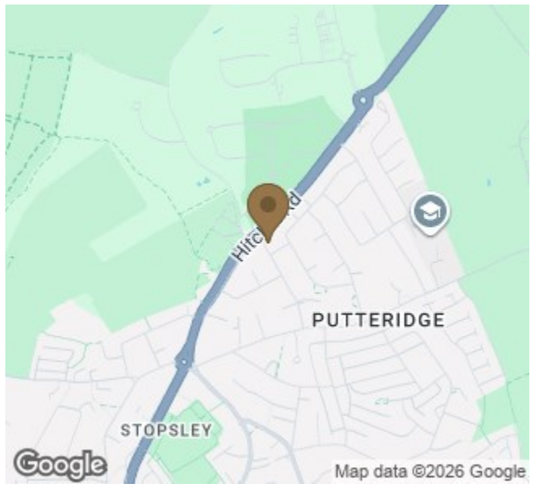

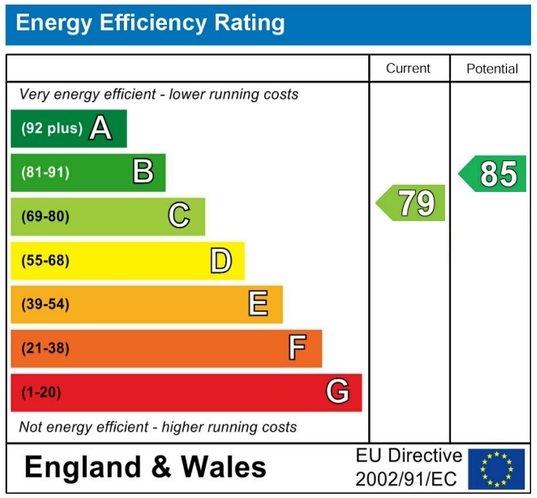

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

4 Olympic Court

Cannon Lane, Luton, LU2 8DA

1 1 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 4 Olympic Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £130,000 Leasehold

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

Why you'll love living here:

- Brand new carpets fitted throughout.
- Modern kitchen with built in appliances
- Double bedroom with fitted wardrobes
- House Manager
- Home Owner's communal lounge
- Landscaped gardens
- Guest Suite
- Secure door entry system
- Lifts to all floors
- 24-hour emergency call system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

4 Olympic Court, Luton

1 | 1 | Offers over £130,000

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 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
Bright and spacious room with a full height double glazed window. A feature fire place offers a good focal point within the room. There are TV and telephone points (Sky/Sky+ connection points available). Fitted carpets, two light fittings, curtains. Part glazed door leads to separate kitchen.

Kitchen
Modern fitted kitchen with a range of base and wall units. Double glazed 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. Chrome cooker hood. Integral fridge & freezer. Ceiling spot lights and ceramic floor tiles.

Bedroom
Double bedroom with a double glazed window. Built in wardrobe featuring sliding mirrored doors. Wall mounted TV. Telephone and TV point. Fitted carpets, curtains, ceiling light.

Shower Room
A modern bathroom with a bath/shower and grab rails. 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 £3,521.48 for financial year ending 31/03/2027.

Ground Rent
Ground rent: £425 per annum
Ground rent review: 1st Jan 2026

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
125 years from the 1st Jan 2011

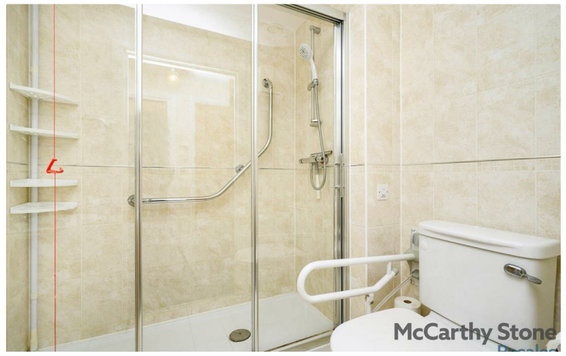
Additional Information & Services
- Fast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
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 speak with our Property Consultant today.