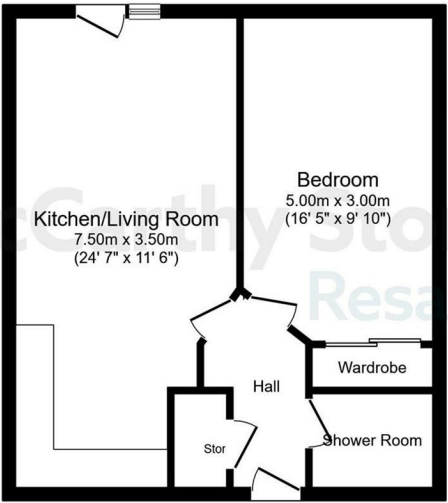
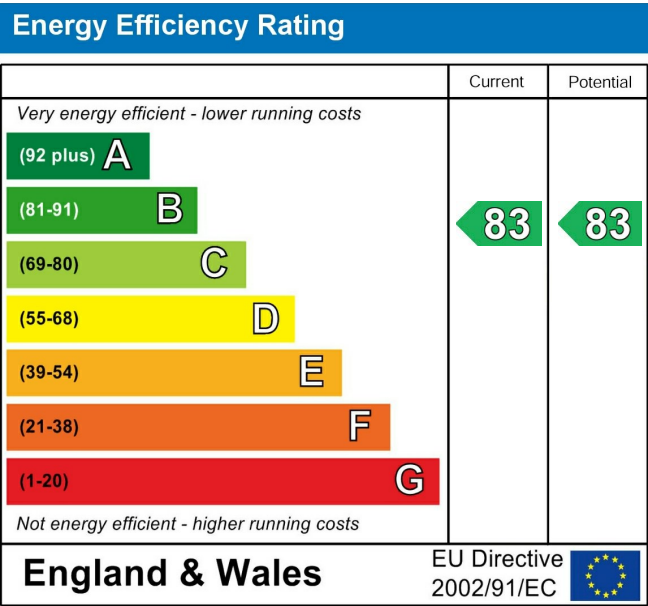




Total floor area 48.9 m² (526 sq.ft.) approx
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Registered in England and Wales No. 10716544



15 Penny House

1 Teedon Lane, Olney, MK46 4FS

1 Council Tax Band: C

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 15 Penny House could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £300,000
Leasehold

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

Why you'll love living here:

- Stunning ground floor apartment with direct access to a patio and communal gardens
- Modern kitchen with built in appliances
- Double bedroom with fitted wardrobes
- Car Parking space included
- Communal lounge and Bistro serving freshly prepared meals daily
- Wellness suite for onsite hair styling and manicurists visits weekly
- Beautiful gardens complimented by a potting shed allowing you to nurture your passion for gardening
- Dedicated Estate Manager and team
- Guest suite
- 24-hour emergency call system

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

15 Penny House, Olney

Penny House

This Retirement Living PLUS development in Olney is situated within wide open stretches of countryside, with Olney town centre just 0.6 miles away. You'll have the best of both worlds, with the River Great Ouse nearby offering an ideal location for beautiful walks, while the town offers a unique mix of independent boutiques and businesses. As well as owning your own property and benefiting from a stylish homeowners' lounge and a beautifully landscaped and well-maintained garden, you'll receive the extra care and support you need. Our care packages are completely flexible and will be tailored to your individual needs. A team of trained staff will be on hand 24 hours a day, led and overseen by a dedicated Estates Manager. And, with a 24-hour emergency call system and a camera entry system, we've got your safety and security covered. Plus, with a bistro on site, and even a salon, you won't need to leave the development estate if you don't feel like it.

Local Area

According to a survey conducted by the Sunday Times in 2018, Olney is one of the top 15 places to live in the South East. It's easy to see why Olney's so popular, too. The town is full of historic architecture, with beautiful town houses and terraced cottages lining the streets. The town itself is also home to a wide array of independent shops and boutiques. Many of these also attract shoppers from further afield who want to marvel at the galleries, antique stores and the designer shops. Along the streets of Olney, you'll also find a large range of high street retailers, such as Costa Coffee and the Co-Op. The town also provides residents with the best of both worlds. Olney is surrounded by gorgeous countryside and lies on the River Great Ouse, but the extensive amenities of Northampton, Milton Keynes, Bedford and Wellingborough are all within 10 miles of our retirement bungalows in Olney. High Street and Market Place are the centre of life in Olney. They're home to a great range of international restaurants, and they also play host to various markets. This includes a monthly farmers' market, a weekly general market and the annual pancake race, which has been a continual fixture of life in Olney since 1445. The local area offers everything you could need and more. As well as two large supermarkets on the doorstep, Sainsbury's is right next door, in which you'll also find an Argos, the town



centre is reachable within a 15-minute stroll. There's also a bus stop directly outside the development. And, from Milton Keynes Central, you can reach London by train in just 40 minutes.

Apartment Overview

We are delighted to offer this stunning ground floor apartment conveniently situated close to the communal areas and Bistro. Further benefits include direct access from the lounge to a patio area enjoying views of the communal gardens. The modern open plan kitchen has built in appliances, a spacious bedroom with fitted wardrobes and a contemporary shower room completes this wonderful apartment. The apartment comes with an allocated car parking space.

Landscaped Gardens

One of the main social hubs of Penny House is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Social Lifestyle

The Communal Lounge is at the heart of the community at Penny House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Lease Information

999 years from 2023

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



 1 |  1 | Offers over £300,000

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
- Superfast Fibre Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service Charge: £11,200.56 for financial year end 28/2/2027

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

