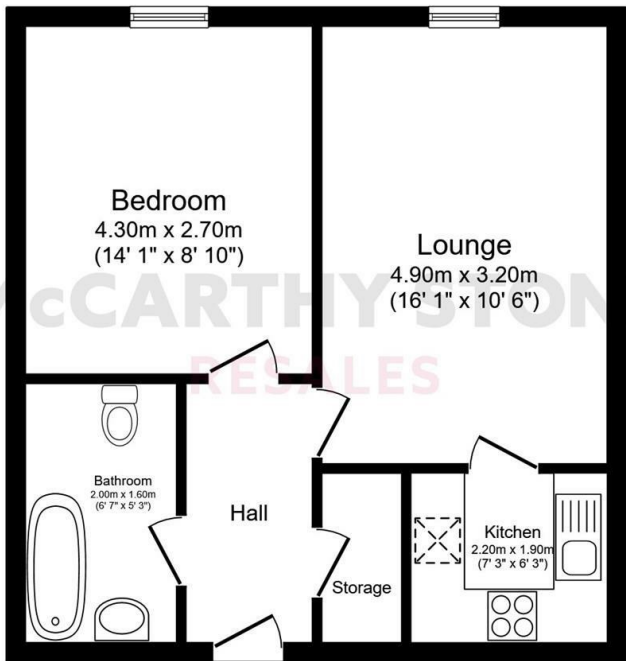


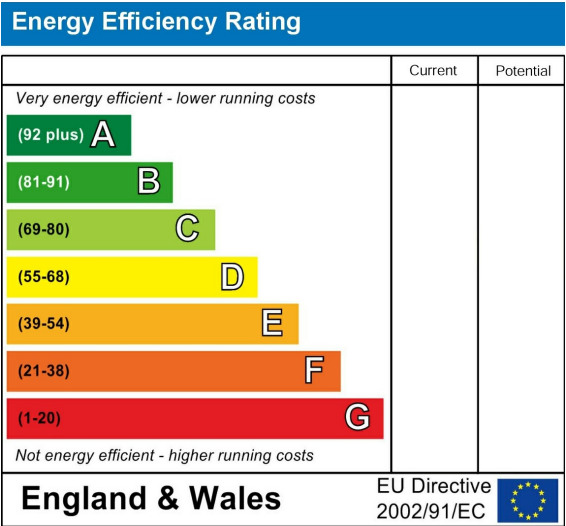
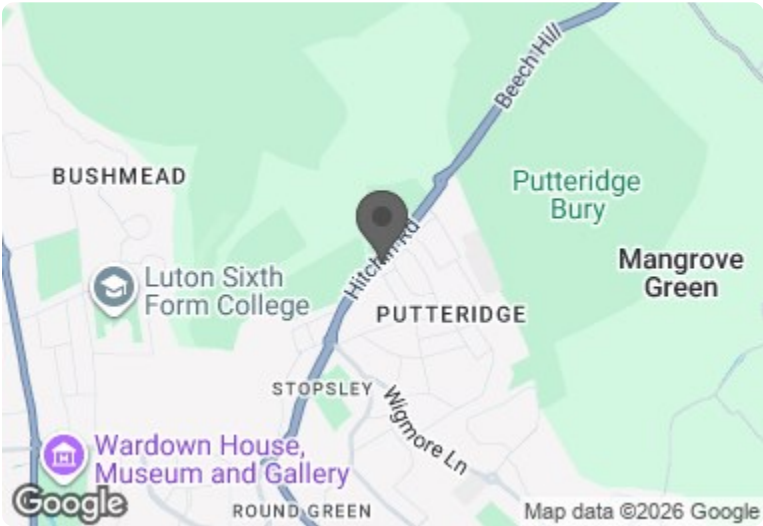
12 Olympic Court

Cannon Lane, Luton, LU2 8DA



Total floor area 45.0 m² (484 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.focalagent.com

Council Tax Band: B



PRICE
REDUCED



PRICE REDUCTION

Asking price £120,000 Leasehold

Welcome to Olympic Court in the charming area of Stopsley, Luton! This delightful retirement apartment is perfect for those over 60 looking for a cosy and convenient home. With 1 bedroom, 1 bathroom, and a lovely reception room, this apartment offers a comfortable and easy lifestyle. Don't miss the chance to make Olympic Court your new home sweet home!

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
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544



Olympic Court, Cannon Lane, Luton,

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.

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 a double glazed window featuring a Juliet Balcony, allowing the room to be bright and airy. 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. Telephone and TV point. Fitted carpets, curtains, ceiling light.

Shower Room

A modern bathroom with a 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.



1 Bed | £120,000

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 £3,521.48for 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

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



PRICE
REDUCED