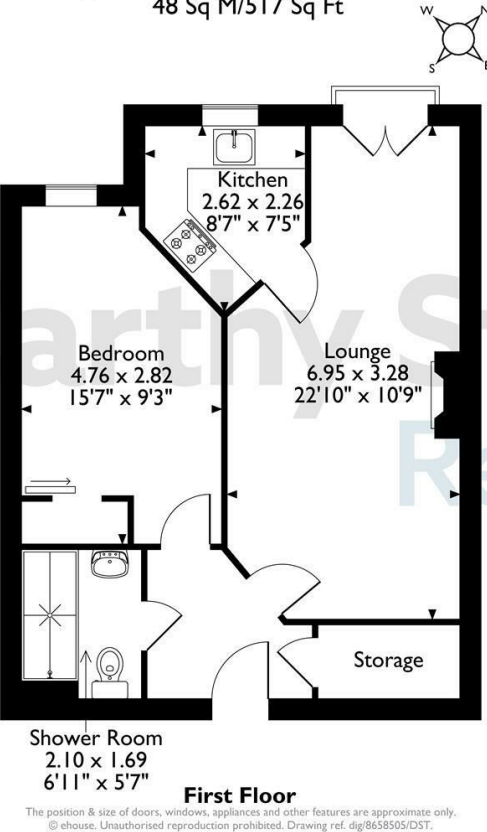
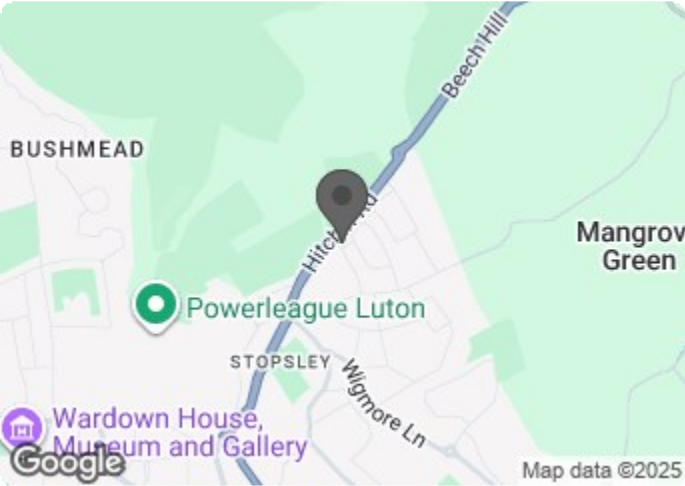


11 Olympic Court, Cannon Lane, Luton  
Approximate Gross Internal Area  
48 Sq M/517 Sq Ft



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(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	

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 that 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 11 Olympic Court

Cannon Lane, Luton, LU2 8DA



## Asking price £150,000 Leasehold

A well presented one bedroom first floor apartment with the benefit of a Juliet balcony overlooking the front elevation. Olympic Court is a popular MCCARTHY STONE retirement living development with a visiting house manager and communal lounge where social activities 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.**



# Olympic Court, Cannon Lane, Luton, Stopsley

## 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 doors opening inwards to reveal a Juliet balcony with outlook over the front elevation. The room provides space for dining and has a feature fire place which acts as an attractive focal point. There are TV and telephone points (Sky/Sky+ connection points available), two light fittings and raised power points. Part glazed door leads to separate kitchen.



## Kitchen

Modern fitted kitchen with a range of base and wall units. The 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 and chrome cooker hood. Free-standing fridge & freezer. Ceiling light point and ceramic floor tiles.

## Bedroom

A double bedroom with window providing views towards the front elevation. Built in wardrobe with mirrored fronted sliding doors. Telephone and TV point, raised power points and ceiling light.

## Shower Room

A modern suite comprising with a full width shower with glass sliding door and grab rail. 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



# 1 bed | £150,000

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 £3,414.72 for financial year ending 31/03/2026.

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200)'.

## 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: £425 per annum

Ground rent review: 1st Jan 2026

## Moving Made Easy & Additional Services

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 that can assist with service charges or living costs.
- 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 and Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

