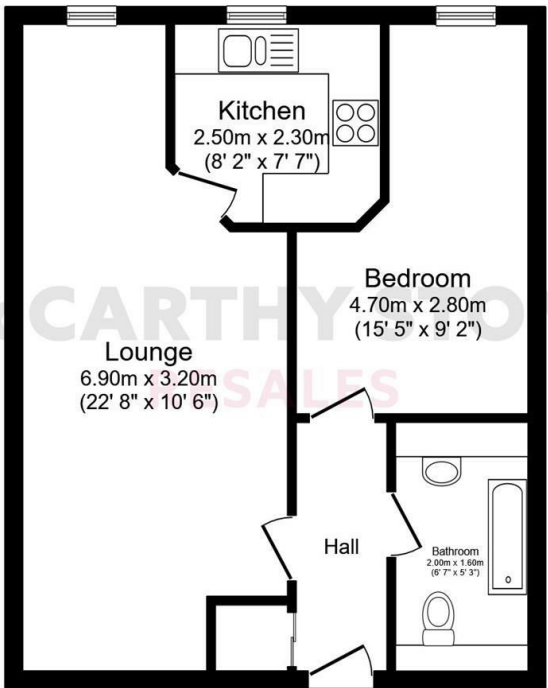


4 Olympic Court

Cannon Lane, Luton, LU2 8DA

PRICE
REDUCED

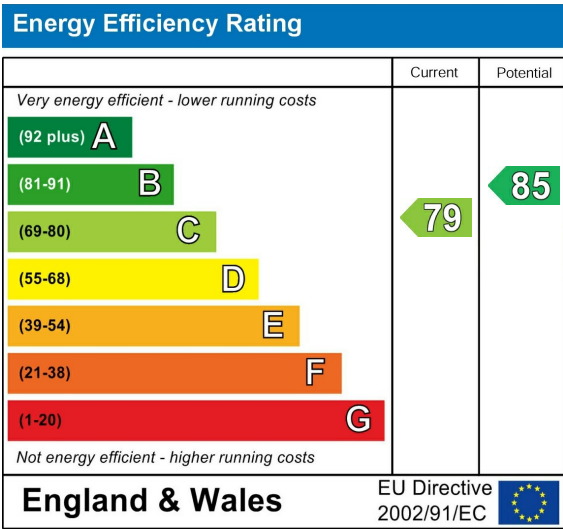
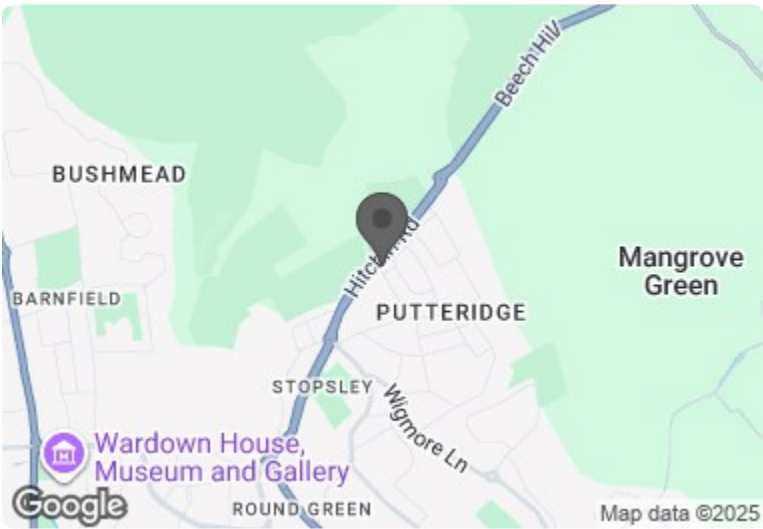


Total floor area 47.6 sq.m. (512 sq.ft.) approx

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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Council Tax Band: B



PRICE REDUCTION

Asking price £140,000 Leasehold

One years' service charge and ground rent included

Well presented ground floor retirement apartment with BRAND NEW CARPETS fitted throughout. Spacious living room with FEATURE FIRE PLACE, modern kitchen with BUILT IN APPLIANCES, double bedroom with FITTED WARDROBES and a CONTEMPORARY shower room completes this lovely apartment. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

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.



Olympic Court, Cannon Lane, Luton,

1 Bed | £140,000

PRICE
REDUCED

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 service charge for this property is £3,151.32 for financial year ending 31/03/2025.

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

