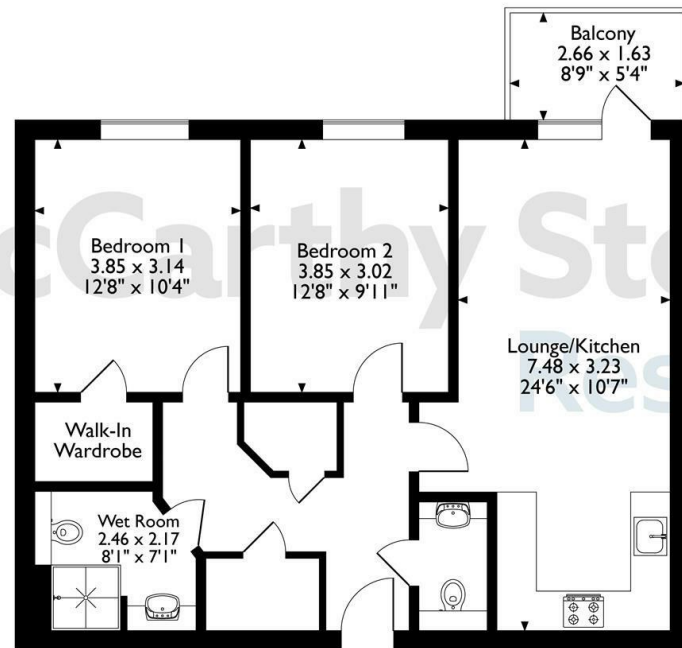
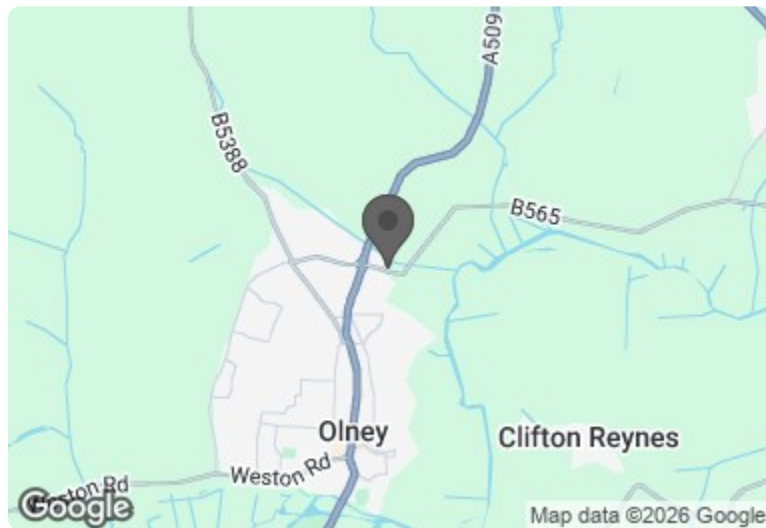


Penny House, Flat 29, 1, Teedon Lane, Olney  
Approximate Gross Internal Area  
72 Sq M/775 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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**29 Penny House**

Teedon Lane, Olney, MK46 4FS

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £374,995 Leasehold**

Presented in a 'TURN KEY' condition is this BEAUTIFUL, ex show apartment at the Popular Penny House Retirement Living Plus development in Olney. The apartment boasts a spacious living room with WALK OUT BALCONY with countryside views and open plan kitchen with BUILT IN APPLIANCES. Principle bedroom has a WALK IN WARDROBE. Double bedroom two, CONTEMPORARY SHOWER ROOM and Guest cloakroom completes this stunning apartment. ALLOCATED CAR PARKING INCLUDED.

\*\*Furniture is available\*\*

**Call us on 0345 556 4104 to find out more.**

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# Teedon Lane, 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.

You'll be able to enjoy the beautiful countryside views from your very own retirement property in Olney and the local countryside will surround you from all aspects.

## 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. Aldi supermarket is close by and 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

Truly stunning, ex show apartment situated on the first floor facing the rear of the development, enjoying countryside views. The living room has a full height window and double glazed door to the side opening onto a balcony, perfect for enjoying the peaceful surroundings. Modern kitchen area complete with built in appliances. Principle bedroom has a walk in wardrobe, double second bedroom, contemporary shower room and guest cloakroom completes this wonderful apartment. An allocated car parking space is included. The furniture is available at a price to be negotiated with the vendors.

## Entrance Hall

Front door with spy hole leads to the entrance hall. The 24-hour emergency response pull cord system, illuminated light switches, smoke detector, wall mounted thermostat. Doors opening into two storage/airing cupboards. Further doors lead to the open plan living room/kitchen, bedrooms, shower room and guest cloakroom.

## Living Rom/Kitchen

Bright and spacious living area benefitting from a double glazed, full height window and door to the side opening out to a walk out balcony enjoying countryside views. Ample room for a dining table and chairs. A range of sockets, TV and telephone points. Two ceiling lights, fitted carpets.

Fully fitted contemporary kitchen with wall and base cabinets for storage finished in white with copper effect handles with sleek grey worktops over. Single oven and microwave integrated with the cabinetry. Four ring electric hob. Stainless steel sink with chrome mixer tap. Under pelmet lighting, ceiling light.

## Principle Bedroom

Generously sized double room with large window allowing lots of light to flood the room. Wal in wardrobe providing hanging rails and shelving. Raised electrical sockets for convenience and wall mounted electric heater. Central ceiling light, fitted carpets.

## Bedroom Two

Double room with double glazed window allowing lots of light to flood the room. Raised electrical sockets for convenience and wall mounted electric heater. Ceiling light, fitted carpets. This room would also be perfect for use as a dining room or study.

## Shower Room

Modern wet room with neutral cream tiles to floor and walls. Fully fitted suite with level entry shower shower with support rail and curtain. Toilet and wash basin seated within a high gloss vanity cupboard and wooden effect worktops. Chrome grab rails, heated towel rail, slip resistant flooring.

# 2 Bed | £374,995

PRICE  
REDUCED

## Guest Cloakroom

Fitted suite with toilet and hand basin. Wall mounted heated towel rail, partially tiled walls, slip resistant flooring.

## Car Parking

The apartment comes complete with an owned parking space within the private car park.

## 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: £13,356.55 for financial year ending 28/02/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what 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-£5,200pa).

## Lease Information

Lease: 999 years from 2022

## 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 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

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

