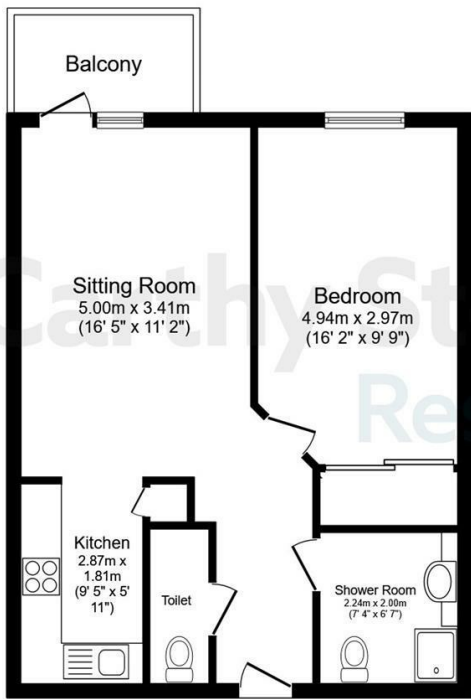


24 Penny House

1 Teedon Lane, Olney, MK46 4FS



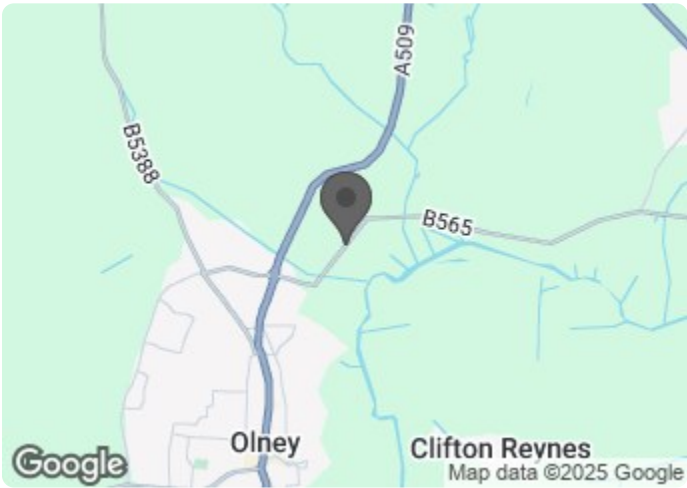
Asking price £295,000 Leasehold

A bright and spacious one bedroom BRAND NEW, WEST FACING apartment situated on the FIRST floor with LIFT access. This apartment boasts a WALK OUT BALCONY accessed via French Doors from the lounge, OPEN-PLANNED CONTEMPORARY KITCHEN, WET ROOM and the opportunity to get involved with lots of SOCIAL activities as well as dining at the on-site BISTRO.
Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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.



Penny House, 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, 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.

Living Room

Bright and spacious west facing open-planned kitchen/living area with ample room for dining. French doors leading to spacious decked balcony with views towards the front elevations, perfect for a bistro table to watch the world go by!

Kitchen

Open-planned kitchen/living room. 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. Ceiling light point.

Bedroom

Generously sized double room with large window allowing lots of light to flood the room. Built in mirrored sliding wardrobe providing ample storage for clothes and shoes. Raised electrical sockets for convenience and wall mounted electric heater. Ceiling light point.

Wetroom

Modern wet room with neutral cream tiles to floor and walls. Fully fitted suite comprising of toilet, shower and basin seated within a high gloss vanity cupboard and wooden effect worktops. Chrome grab rails and ladder style towel rail mounted to wall.

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

1 bed | £295,000

- 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: £10,285.08 for financial year ending 28/02/2026.

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

Leasehold

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

