



McCarthy & Stone

RESALES

2 Olympic Court, Cannon Lane, Luton, LU2 8DA
Asking price £169,995 LEASEHOLD

For further details
please call 0345 556 4104

2 Olympic Court, Cannon Lane, Luton, LU2 8DA

~GROUND FLOOR WITH GARDEN ACCESS~ A one bed ground floor retirement apartment set on a desirable corner plot with garden access.

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. The Homeowners lounge provides a great space to socialise with new friends and family and the Development Guest Suite with en-suite is available for your guests at a small charge, subject to availability.

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 - with views over communal garden area

A well-proportioned living room with a double glazed patio door which gives access to a secluded patio leading to the communal garden. There's ample room for dining. Ceiling spotlights, TV and telephone points (Sky/Sky+ connection points available). Part glazed door leads into a separate kitchen.

Kitchen

Modern fitted kitchen with a range of base and wall units. Double glazed window with views over garden, 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.

Shower Room

A modern shower room with large shower cubicle. WC. Vanity unit wash hand basin and fitted mirror with built in light.

Bedroom - views over side garden.

Large double bedroom with built in wardrobe featuring sliding mirrored doors. TV and telephone point. Double glazed window with double openers.

Heating System.

The apartment has storage radiators and Ventaxia filtration system.

Service Charge (breakdown)

- 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.

Parking Permit Scheme (subject to availability)

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

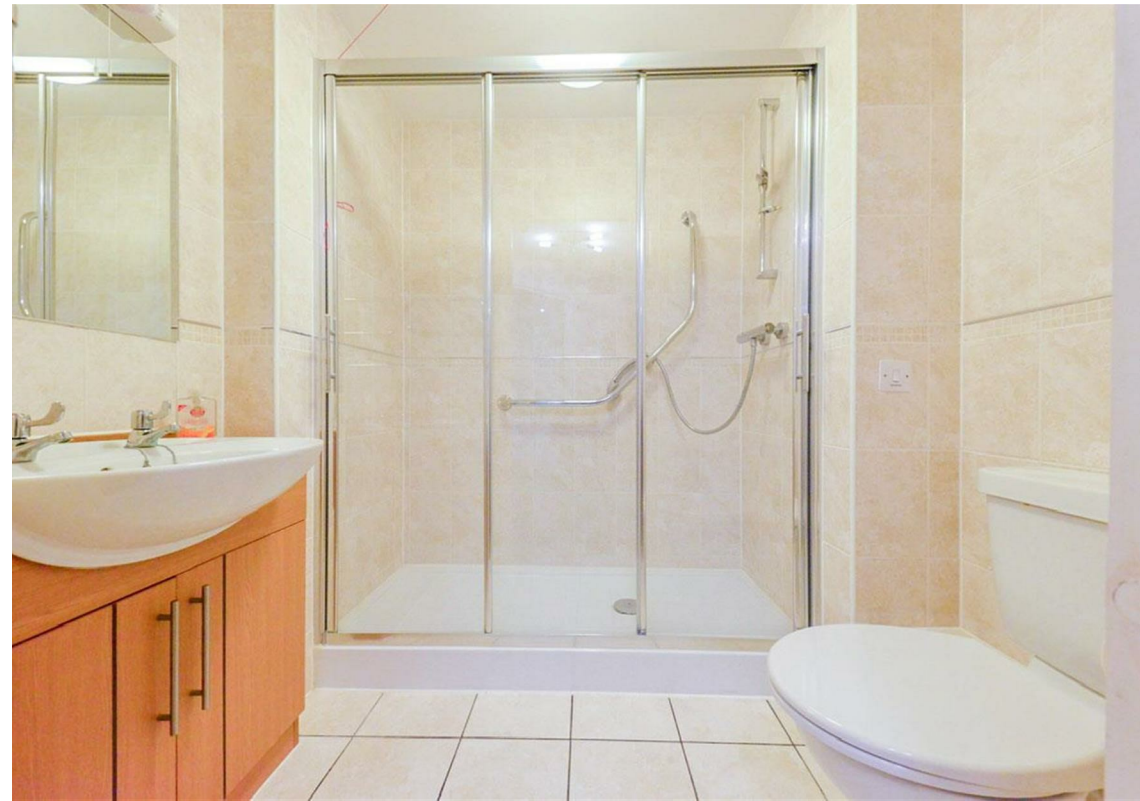
Ground Rent

Annual fee - £425

Lease Info.

125 years from the 1st June 2011







Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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