



Olympic Court, Cannon Lane, Luton, Bedfordshire, LU2 8DA  
Price £150,000 Leasehold



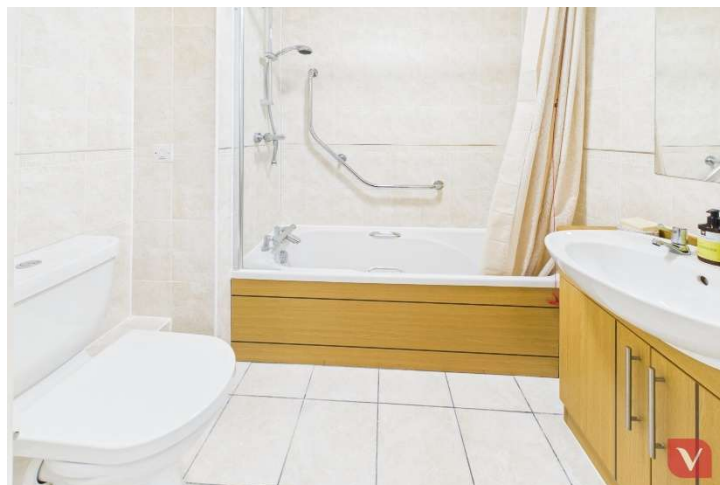
Well-presented one-bedroom ground-floor retirement apartment for over 60s, featuring a private patio, a modern kitchen with integrated appliances, a double bedroom with fitted wardrobes, and a contemporary bathroom. Located in Olympic Court, a secure development by McCarthy & Stone,





# Cannon Lane

## Luton, LU2 8DA



- 1 Bedroom retirement apartment
- Private garden area
- Guest Suite
- Security entry system
- Over 60's only
- CCTV door entry
- House Manager
- 24 Hour emergency call system
- No Chain





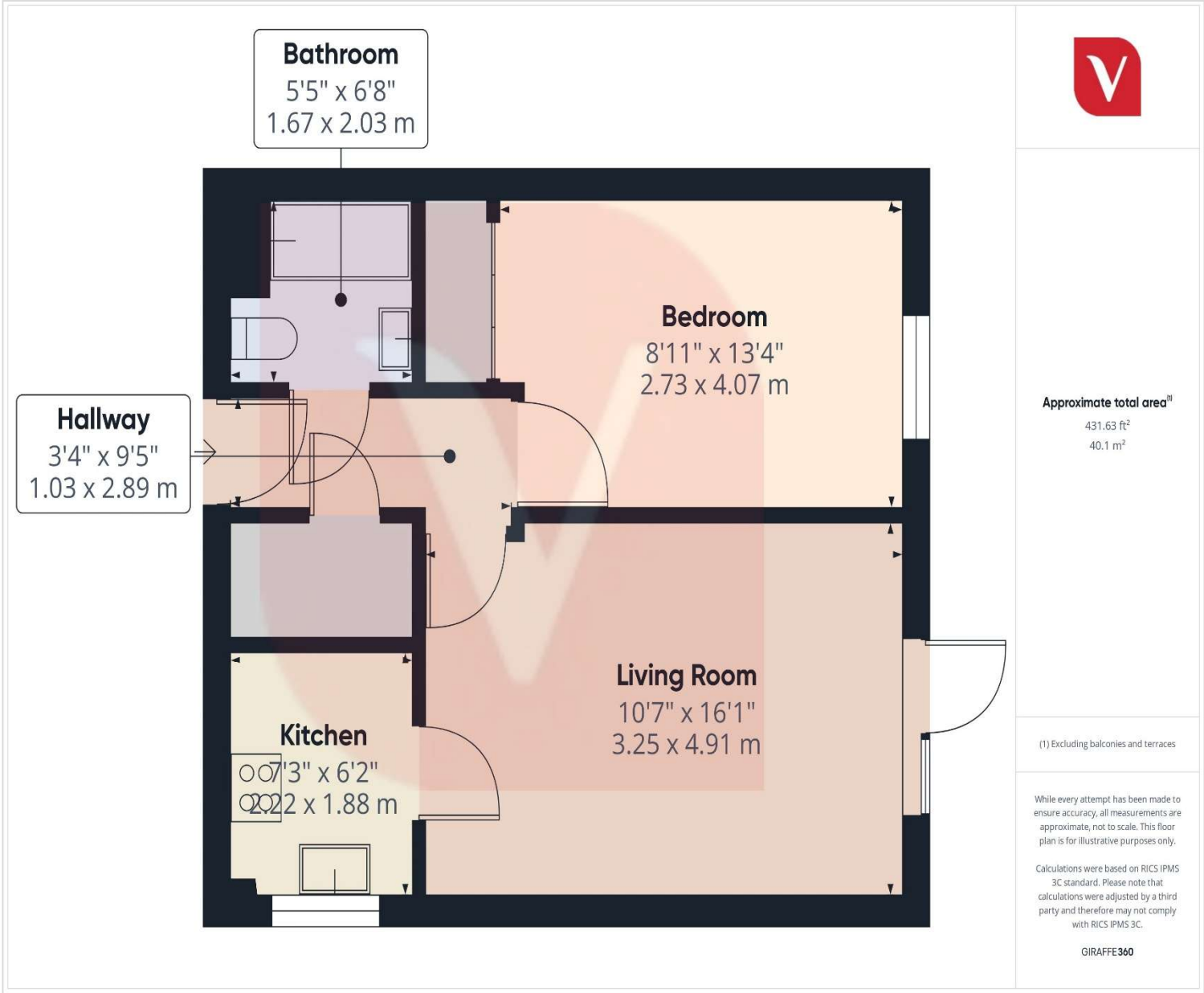
This well-presented one-bedroom ground-floor retirement apartment offers direct access to a private patio. The property features a modern kitchen with integrated appliances, a spacious double bedroom with fitted wardrobes, and a contemporary bathroom.

Olympic Court, developed by the award-winning McCarthy & Stone, is designed to provide secure and independent living for those aged 60 and over. A dedicated House Manager is on-site from Monday to Friday to oversee the smooth running of the development. Residents benefit from a hassle-free lifestyle, with a service charge covering all communal maintenance, including the homeowners' lounge, laundry room, 24-hour emergency call and security systems, external and internal communal area maintenance, water rates, and buildings insurance. For added security and peace of mind, the development features CCTV door entry and a 24-hour emergency assistance system. A guest suite with an en-suite is available for visitors at a small charge, subject to availability.

The annual service charge for the financial year ending 31st March 2025 is £3,151.30. This includes the cleaning of communal windows, the House Manager's salary, electricity, heating, and lighting in communal areas, as well as ongoing maintenance and a contingency fund for future redecoration and repairs. Council Tax, apartment electricity, and TV licence costs are not included in this charge.

Allocated parking spaces are available on a first-come, first-served basis, with a fee of £250 per annum.

The lease term is 125 years from 1st June 2011. The ground rent is £425 per annum, with the next review scheduled for 1st January 2026.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	85
(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	

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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