

10 Newton Court

Hoppers Hill, Olney, Buckinghamshire, MK46 5FN



PRICE: £165,000

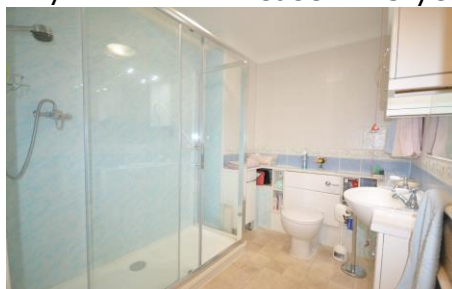
Lease: 125 years from 2007

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR BENEFITING FROM RECENTLY REPLACED BOILER AND RADIATORS. Newton Court is a development of retirement apartments developed by Pegasus Retirement Homes plc. The facilities at Newton Court include an Estate Manager who sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Estate Manager is off-duty each property is linked to a 24 hour Appello emergency call system. Each property benefits from accommodation that includes an Entrance Hall, Lounge, Kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Fully furnished communal lounge
Laundry room: washing, drying, ironing facilities
Communal Gardens and Lift to all floors
Car Park and Security door entry systems
24 hour Emergency Appello call system

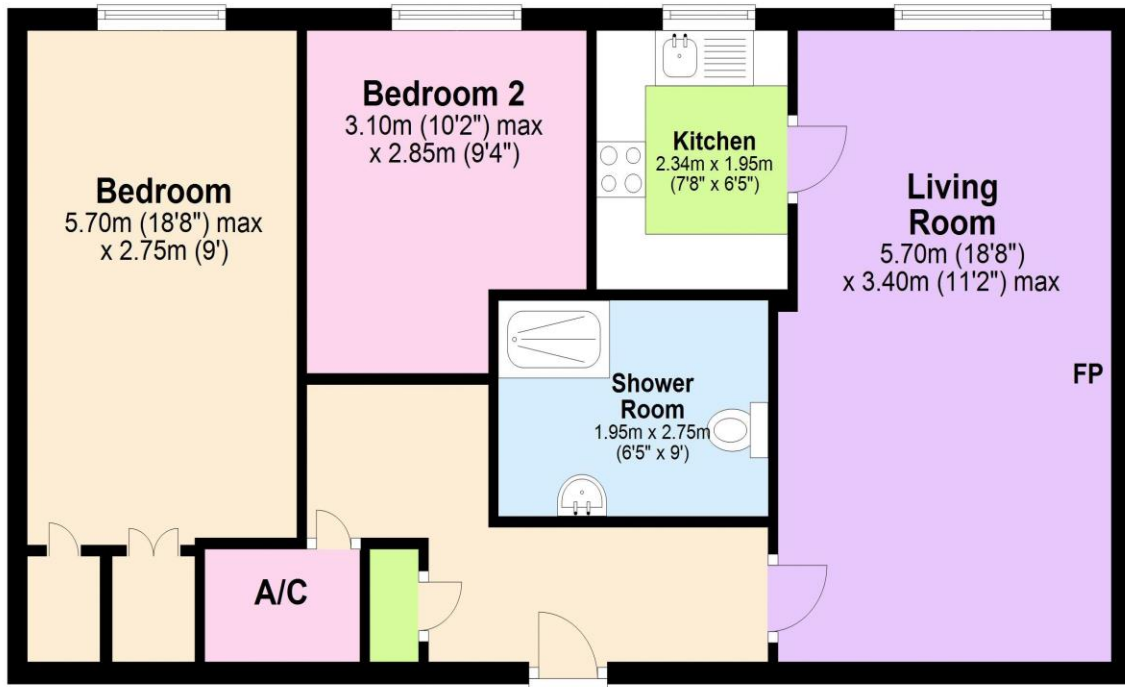
Estate Manager and Visitors suite (with en-suite)
Minimum Age 60
Price to include carpets, curtains and light fittings
Lease: 125 years from 2007



**For more details or to make an appointment to view, please contact
Mandy Abbott**

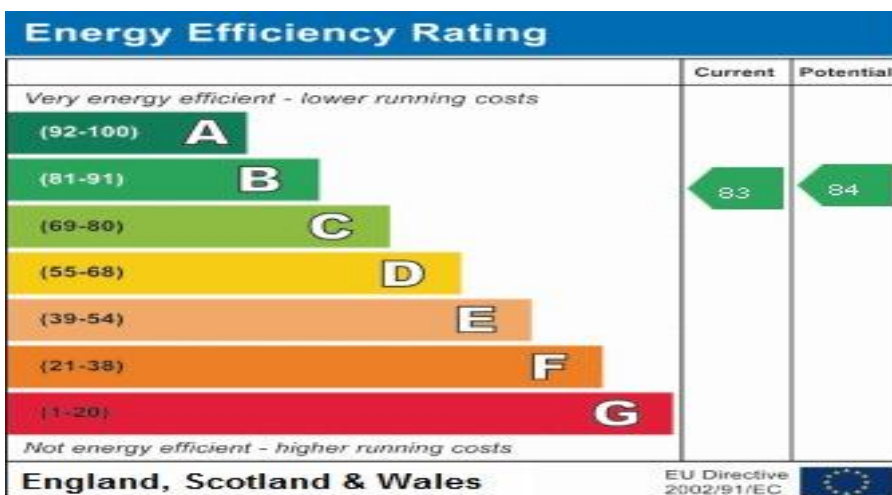
Flat

Approx. 63.0 sq. metres (678.2 sq. feet)



Total area: approx. 63.0 sq. metres (678.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.



For Financial Year Ending:

31/03/25

Annual Ground Rent:

£499.00

Ground Rent Period Review:

Next Uplift 2032

Annual Service Charge:

£5532.28

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.