



Connells

Bushmead Court Hancock Drive
Luton



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Property Description

Bushmead Court comprises of 41 spacious apartments mainly one and two bedrooms, the communal areas are decorated to a high standard to include a very comfortable communal lounge, on-site restaurant, guest suite, landscaped gardens and ample gated car parking. The services on offer are much greater than is usual in standard retirement apartments or sheltered housing. The Leasehold Very Sheltered Housing available at Bushmead Court offers older people the opportunity of retaining their independence and improve their quality of life and remain in their own homes for as long as possible.

There is a team of staff working on a shift basis, managed 24 hours a day. The monthly service charge covers the costs of external maintenance, buildings insurance, up keep of the grounds and one and half hours of domestic assistance per week per individual property.

Entrance Hall

Airing cupboard. Radiator. Storage cupboard. Security system.

Cloakroom

Suite comprising wash hand basin and low level wc. Extractor fan.

Lounge

16' 7" x 11' 8" (5.05m x 3.56m)
Double glazed window to front aspect. Electric fireplace. Wall lights. Radiator.

Kitchen

11' 6" x 8' (3.51m x 2.44m)
Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Electric hob and electric oven. Built in fridge/freezer. Washing machine and dryer. Part tiled. Radiator.

Bedroom One

17' 4" x 9' 9" (5.28m x 2.97m)

Double glazed window to front aspect. Built in double wardrobe with sliding doors. Television and telephone points. Radiator.

Bedroom Two

14' 4" x 8' 8" (4.37m x 2.64m)

Double glazed window to front aspect. Radiator.

Bathroom

Suite comprising bath, large walk in shower, vanity wash hand basin and low level wc. Part tiled. Radiator. Extractor fan.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.





To view this property please contact Connells on

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EPC Rating: Awaited

view this property online [connells.co.uk/Property/LUN102488](https://www.connells.co.uk/Property/LUN102488)

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Oct 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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