



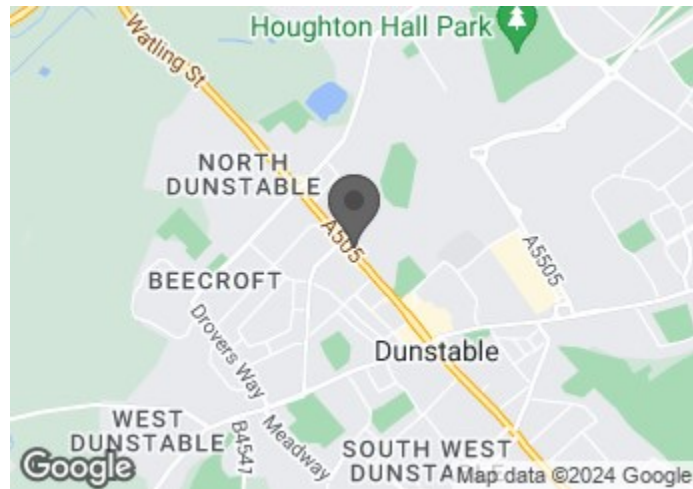
Total floor area 62.6 sq.m. (673 sq.ft.) approx

Printed Contact Details...

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

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COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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McCARTHY STONE RESALES

10 ELLIOTT COURT HIGH STREET NORTH, DUNSTABLE, LU6 1FN



Well presented first floor retirement apartment benefitting from a spacious living room with a JULIET BALCONY with GARDEN VIEWS. Modern kitchen with BUILT IN APPLIANCES, double bedroom with a WALK IN WARDROBE and a CONTEMPORARY SHOWER ROOM completes this lovely apartment. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and lounge where SOCIA EVENTS take place.

ASKING PRICE £237,500 LEASEHOLD

For further details, please call **0345 556 4104**

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

ELLIOTT COURT, HIGH STREET NORTH, DUNSTABLE

1 BED | £237,500

ELLIOTT COURT

Elliott Court in Dunstable is a McCarthy & Stone managed development comprising of 32 one and two bedroom apartments. It is conveniently situated on the High Street with a variety of day to day amenities such as, banks, supermarkets, and Post Office just half a mile from your doorstep. With two shopping centres, Eleanor Cross and the Quadrant there is plenty of choice for retail therapy. The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. 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 friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an ensuite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

ENTRANCE HALL

Front door with spy-hole and letter box leads into the hallway. The emergency speech module is wall mounted within the hall. Security door entry system. Door to a large walk-in storage cupboard with light and shelving housing. Under floor heating runs throughout the apartment with wall mounted thermostat controls in each room. Ceiling light. Doors leading to the living room, bedroom and shower room.

LIVING ROOM

Bright and spacious living room with the benefit of a double glazed doors opening inwards with a Juliet balcony, which allows plenty of natural light in, whilst enjoying garden views. The room allows ample space for dining. TV & telephone points, two decorative ceiling light fittings and raised height power points. Fitted carpets and curtains. Door leads to the kitchen.

KITCHEN

Modern fitted kitchen with a range of wall and base units, granite styled roll edged work surfaces with white tiled splash back. The sink with drainer sits below the garden facing window. with a fitted blind. Integrated appliances comprise; a four-ringed ceramic hob with a stainless steel extractor; electric oven with side opening door; integrated fridge and freezer. Free standing washing machine. Ceramic floor tiling, ceiling spot lights.

BEDROOM

Generously sized bedroom with a full height window allowing plenty of natural light to flood in. TV & telephone points, decorative ceiling light fitting and raised height power points. The room benefits from a spacious walk-in wardrobe with light, hanging space and shelving.

SHOWER ROOM

Modern fully tiled suite comprising; WC, vanity wash-hand basin with cupboard unit below and mirror above; level access shower with fitted glass screen and grab rails; electric heated towel rail; emergency pull cord; ceiling spot light. There are also two wall mounted cabinets.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments

- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge for this property is £2,511.36 for financial year end 31/03/2024.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

LEASE INFORMATION

Lease length: 125 years from 1st June 2013

Ground rent review: June 2029

Ground rent: £425 per annum

CAR PARKING PERMIT

Parking is by allocated space subject to availability, the fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

