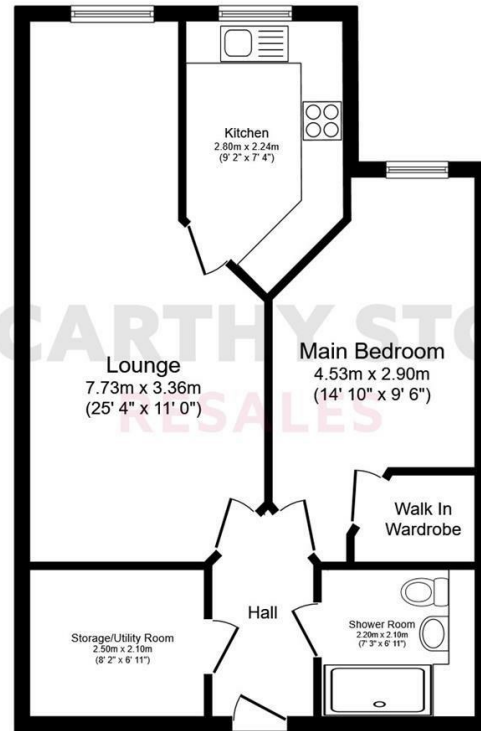


19 Elliott Court

High Street North, Dunstable, LU6 1FN



Total floor area 58.8 m<sup>2</sup> (633 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) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>86</b>
(69-80) <b>C</b>		
(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	



Asking price £240,000 Leasehold

A WONDERFUL one bedroomed retirement apartment for the over 60's located on the FIRST FLOOR. Full height window in the SPACIOUS lounge, making the room BRIGHT and AIRY. The bedroom boasts a WALK-IN WARDROBE.

Call us on 0345 556 4104 to find out more.

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

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# High Street North, Dunstable

## 1 bed | £240,000

### 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 en-suite 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 of age 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. Ceiling light. Doors leading to the living room, bedroom and shower room.

### Living Room

A bright and spacious living room with a full height double glazed window, allowing in plenty of natural light in. Ceiling lights. Power sockets. TV and Telephone points. A partially glazed door leads to the kitchen.

### Kitchen

Fully fitted kitchen with a range of wall and base units and pan drawers. Modern roll edged work surfaces with white ceramic wall tiles over. Integrated appliances comprise; a four-ringed ceramic hob with a stainless steel extractor; waist level electric oven with side opening door and space over for a microwave; integrated fridge and freezer. Stainless steel sink with mixer tap sits below a double glazed window. Ceiling spotlights and ceramic floor tiling.

### Bedroom

Double glazed window. Walk-in wardrobe with light, hanging space and shelving. Ceiling light fittings. TV, telephone, and power points.

### Shower Room

Fully tiled shower room comprising; level access shower with fitted glass screen and grab rails; WC, wash-hand basin with mirror above. Emergency pull cord; ceiling spot lights, slip-resistant flooring.

### 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 £2,964.96 for financial year ending 31/03/2025.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

### Ground Rent

Ground rent: £425

Ground rent review: 1st June 2028

### Lease Information

125 years from 1st June 2013

### Car Parking Permit

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Additional Services and Information

- Gfast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

