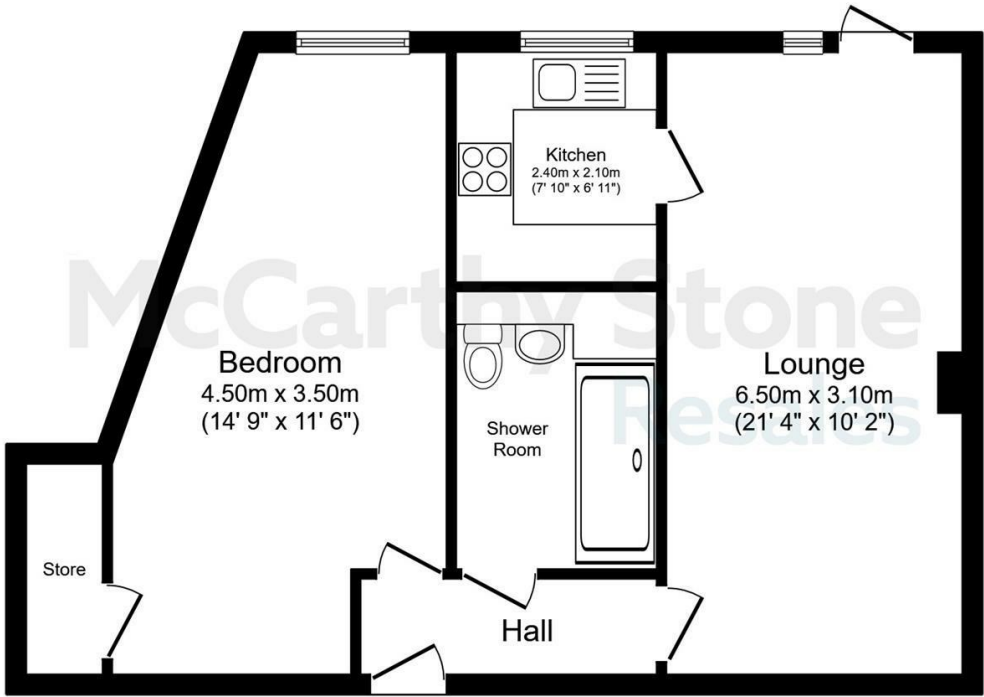


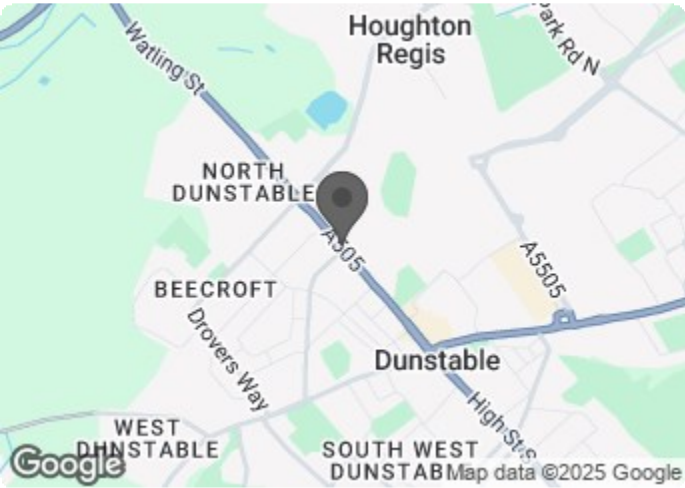
3 Elliott Court

High Street North, Dunstable, LU6 1FN



Total floor area 56.6 sq.m. (609 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Asking price £240,000 Leasehold

A well presented one bedroom GROUND FLOOR retirement apartment benefitting from a PATIO AREA with Garden Views. MODERN KITCHEN with built in appliances, Spacious DOUBLE BEDROOM with a WALK-IN WARDROBE and a CONTEMPORARY shower room completes this lovely apartment.

Call us on 0345 556 4104 to find out more.

Elliott Court, 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 storage cupboard with light and shelving housing. Ceiling light. Doors leading to the lounge, bedroom, and shower room.



Lounge

Bright and airy lounge with the benefit of a double glazed patio door and matching side-panel, opening onto a small patio and on to the communal gardens. The room allows ample space for dining and has a feature electric fire with surround which acts as an attractive focal point. TV & telephone points, two ceiling light fittings and raised height power points. 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. 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 dishwasher.

Bedroom

Spacious bedroom with full height window overlooking the gardens. Walk-in wardrobe with light, hanging space and shelving. TV & telephone points, ceiling light fitting and raised height power points.

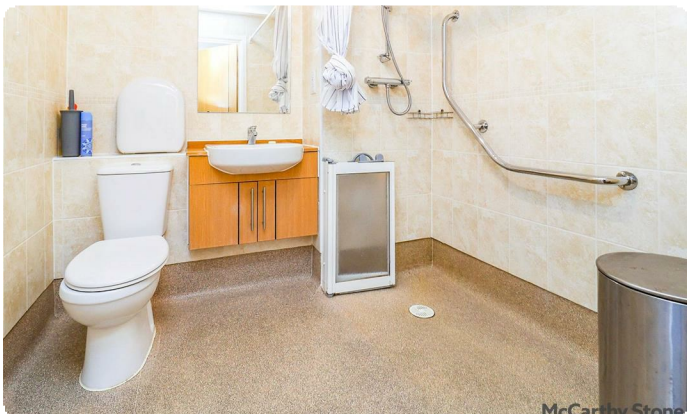
Shower Room

With a 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.

Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.



- Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

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

Service Charge (breakdown)

- 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

Annual Service Charge £3,231.76 for financial year ending 31/3/2026.

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.

Parking Scheme (Subject to availability)

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.

Leasehold Information

Ground rent: £425 per annum.
Review date 1st Jan 2029.
Lease length: 125 years from 1st Jan 2014

