

## 20 Longhedge (Priory Park)

Dunstable, Dunstable, Bedfordshire, LU5 4BL



**PRICE: £160,000**

**Lease: 125 years from 1985**

### Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR

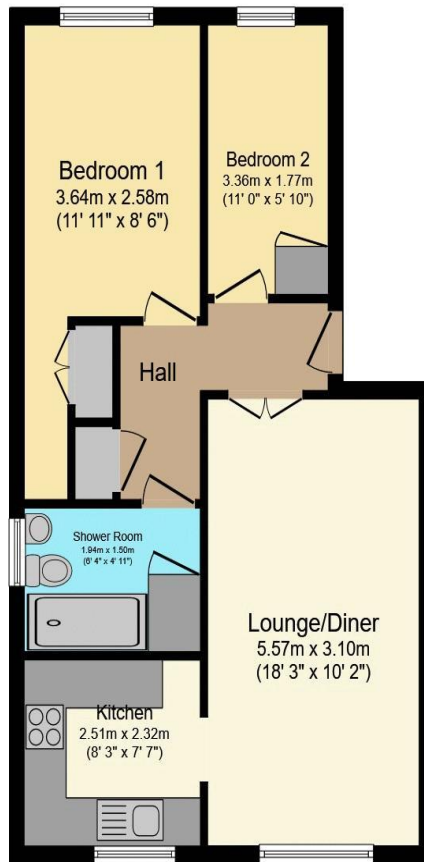
Priory Park is a development comprising of 4 closes with a total of 7 bungalows and 48 apartments. Some apartments do not have a lift or stairlift (please contact Development Manager to check). The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises 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.

Development Manager  
Communal lounge  
Communal laundry  
24 hour emergency Appello call system  
Minimum Age 60

Communal garden  
Price to include carpets, curtains and light fittings  
Lease: 125 years from 1985  
Service Charge £2704.64, Ground Rent £100.00



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



Total floor area 52.9 m<sup>2</sup> (570 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).  
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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 71                         | 78        |
| (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<br>2002/91/EC |           |

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For Financial Year Ending:

31/03/25

Annual Ground Rent:

£100.00

Ground Rent Period Review:

Next Uplift 2035

Annual Service Charge:

£2704.64

Council Tax Band:

B

Event Fees:

Nil Transfer

Nil Contingency

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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.