

Not to scale. For illustrative purposes only



Flat 33, Eleanors Court Albion Street, Dunstable, Luton,
Bedfordshire, LU6 1SB



FOR AUCTION, GUIDE £45,000+

** FOR SALE BY LIVE NATIONAL AUCTION TUESDAY 25th MARCH 1PM **

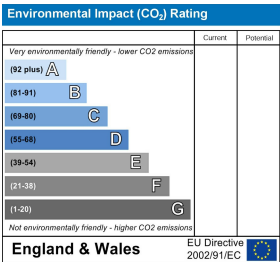
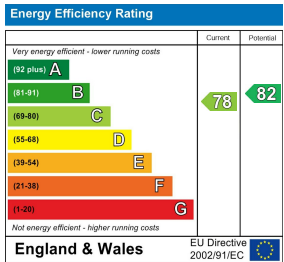
GUIDE PRICE £45,000+

BID ONLINE, BIDS OPEN FOR 24 HOURS** VIEWINGS BY APPT PLEASE CALL **

This top floor purpose built RETIREMENT flat is presented for auction with full vacant possession and would be an ideal purchase for someone looking for a fast and easy purchase. Eleanors Court benefits from excellent on site facilities that include multiple communal tea rooms/lounge areas, on site office house manager, lifts to all floors, guest suite for visitors, communal gardens and parking for residents and visitors. The property features well judged room sizes with an entrance hall with built in storage cupboard, great size lounge, separate fitted kitchen, 17ft bedroom and a modern shower room. Located in the heart of Dunstable, with easy access to local amenities including the High Street, GP Surgery and local parks. PLEASE NOTE AGE RESTRICTIONS APPLY FOR RESIDENTS 60 AND OVER, please ask for more information if needed.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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ACCOMODATION

COMMUNAL ENTRANCE

With secure entry, stairs and lifts to all floors



ON SITE FACILITIES

Multiple communal tea rooms/lounge areas for resident and visitor use

Guest suite that can be booked for overnight stay for visitors

On site house manager



ENTRANCE HALL

With built in storage cupboard, airing cupboard, door to



KITCHEN

10 x 7'1

With a range of floor and wall level units and fitted worktop. Sink unit with mixer tap, space for appliances.



LOUNGE

16'1 x 10

A nice size comfortable living room



BEDROOM

17 x 8'1

Good size double bedroom



SHOWER ROOM

8 x 4

Modern shower room, features shower cubicle, sink unit, WC, heated towel rail and tiled walls



OUTSIDE

COMMUNAL GARDENS

With garden/patio areas for residents use



PARKING

With on-site resident and visitor parking facilities

LEASE DETAILS

A term of 99 years from 1989 with 62 years remaining. No Ground rent. Service charge £198.56 PCM

SERVICES

No appliances or services have been tested

COUNCIL TAX

Band B

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1000 (£833.3 plus vat)

BUYERS PREMIUM CHARGE

The purchaser will be required to pay an administration charge of £1,800 (£1500 PLUS VAT)

HOW TO GET THERE

From the A505 Dunstable High Street, go past the junction with Church Street, then take the 1st left into Albion Street, turn right into Matthew Street and right again into Eleanors Court.

DOISA

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For further information on viewing call 01908 030127