



Connells

Eleanors Court Albion Street
Dunstable



Property Description

RETIREMENT ACCOMMODATION
CENTRAL DUNSTABLE *17FT
BEDROOM* *NO UPPER CHAIN*
RESIDENT PARKING *LIFT ACCESS*

CASH BUYERS ONLY....

A chance to own a spacious one bedroom upper floor apartment forming part of this well regarded retirement development situated within Central Dunstable!

Eleanor's Court provides spacious accommodation within easy reach of shops and amenities. There are 34 one and two bed retirement apartments which benefit from shared community lounges and a guest room for visitors. Social activities include coffee mornings. A local manager looks after buildings and grounds maintenance and repairs, as well as assisting to access any further help and support. There is lift access available but also stairs to all floors.

This particular property has accommodation comprising; entrance hall with ample storage space available, 16ft lounge / diner benefiting from a large bay window providing plenty of natural light, fitted kitchen, 16ft bedroom and a wet room. Outside, the home benefits a well maintained communal garden and resident parking. Furthermore, there is a secure entry system into the building and each property is linked to an emergency control centre via pull chords.

Viewings by appointment only - call Connells for more information and to book a viewing!

Lounge

16' 2" x 10' 4" (4.93m x 3.15m)

window to front aspect, radiator, carpeted flooring.

Kitchen

10' 9" x 7' (3.28m x 2.13m)

Fitted kitchen, wall and base units, work surfaces, one bowl sink / drainer, space for oven and hob, space for fridge and freezer, space for washing machine.

Bedroom One

16' 4" x 8' 8" (4.98m x 2.64m)

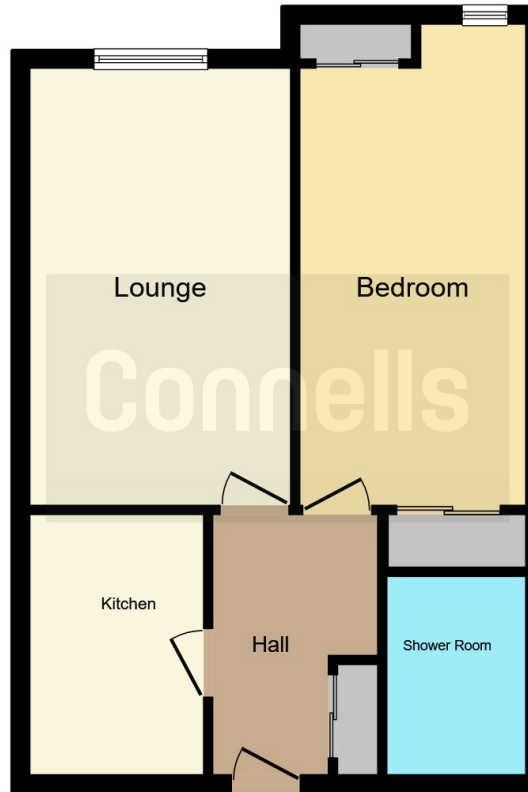
window to front aspect, radiator, carpeted flooring.

Bathroom

shower cubical, c/w, wash hand basin.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/DUN310824](https://www.connells.co.uk/Property/DUN310824)

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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