



**Connells**

Eleanors Court Albion Street  
Dunstable



# Eleanors Court Albion Street Dunstable LU6 1SB

for sale guide price  
**£140,000**



## 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 ground 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!

## Entrance Hall

Door to front aspect

## Lounge

window to front aspect, radiator, carpeted flooring.

## Kitchen

window to front aspect, radiator, carpeted flooring.

## Bedroom One

window to front aspect, radiator, carpeted flooring.

## Bathroom

shower cubical, c/w, wash hand basin.











EPC Rating: C

Council Tax  
Band: B

Service Charge:  
2880.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online** [connells.co.uk/Property/DUN311412](https://connells.co.uk/Property/DUN311412)

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.

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