

Dunstable Office:

01582 477 077



HOUSEHOLD
estate agents

Residential Sales • Property Management • Lettings

Bushmead Court, Luton, Bedfordshire

£250,000 Leasehold



For details on all of our properties for sale and for rent visit www.house-hold.co.uk



The Property Experts with the Personal Touch

Bushmead Court, Luton, Bedfordshire

£250,000



Entrance Hall

Lounge/Dining Room

16'1" x 12'0" (4.91m x 3.65m)

Kitchen

11'7" x 8'0" (3.54m x 2.43m)

Bedroom 1

15'9" x 10'0" (4.80m x 3.06m)

Bedroom 2

14'2" x 9'0" (4.32m x 2.75m)

Bathroom

WC

Secure Communal Entrance

Communal Lounge

Outside

On-Site Communal Restaurant

Lifts To All Floors

Second Floor Landing

Communal Gardens

- **INDEPENDENT RETIREMENT LIVING**
 - **TWO DOUBLE BEDROOMS**
 - **NO GROUND RENT**
 - **SECURE PARKING**
- **ON-SITE COMMUNAL RESTAURANT**

- **SOUTH-FACING TOP FLOOR APARTMENT**
 - **LIFTS ON ALL FLOORS**
 - **SERVICE CHARGE - £850 PER MONTH**
 - **WEEKLY 1.5 HOURS HOUSEKEEPING INCLUDED**
- **COMMUNAL LOUNGE AND GARDENS**

address: 15b High Street North
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

Additional Office: **Toddington:** 2-4 High Street
- 01525 877 771

The Property Experts with the Personal Touch

MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

An ideal opportunity to purchase this two bedroom apartment at a fully managed retirement development that maintains and supports your independence. Features include communal areas (such as an on-site restaurant, lounge and gardens), guest suite, weekly service clean included and warden-call cords in each room. Number 61 is a penthouse flat and there is a lift to all floors.

Bushmead Court comprises of 41 spacious apartments mainly one and two bedrooms, the communal areas are decorated to a high standard to include a very comfortable communal lounge, on-site restaurant, guest suite, landscaped gardens and ample car parking. The services on offer are much greater than is usual in standard retirement apartments or sheltered housing. The Leasehold available at Bushmead Court offers older people the opportunity of retaining their independence and improve their quality of life and remain in their own homes for as long as possible.

There is a team of staff working on a shift basis, managed 24 hours a day. The monthly service charge covers the costs of external maintenance, buildings insurance, up keep of the grounds and one and half hours of domestic assistance per week per individual property plus water charges.

It is important to note that a significant proportion of the Service Charge relates to items which the prospective purchaser is responsible for in their present home, such as building insurance, building maintenance, gardening, and domestic help. Many purchasers are also eligible for Attendance Allowance at £68.10 or £101.75 a week, which is neither means-tested or taxable and advice on this subject is available to anyone making an enquiry.

The lease provides that a transfer premium is payable to Retirement Security on resale of a property. The maximum premium payable is 3% of the sale price depending on the length of time an Owner has lived at the property. Further information is available from the Court Manager.



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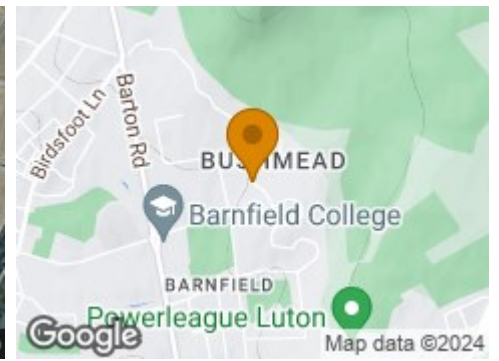
Road Map



Hybrid Map



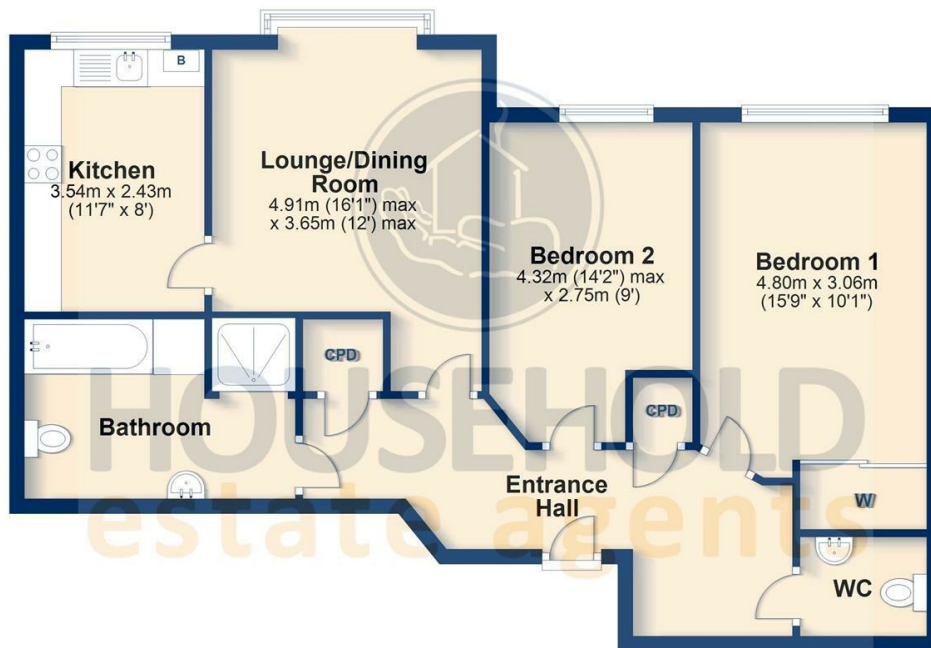
Terrain Map



Floor Plan

Second Floor

Approx. 77.6 sq. metres (834.9 sq. feet)



Total area: approx. 77.6 sq. metres (834.9 sq. feet)

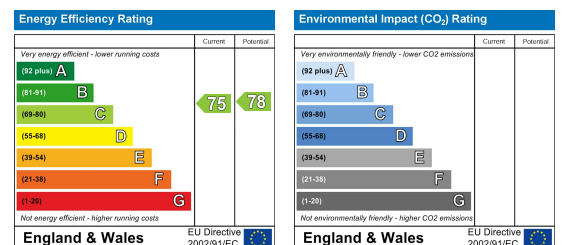
Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents (Dunstable) Ltd will not be held liable or responsible for any error, omission, misstatement or use of any data shown on the final floorplan.

Plan produced using PlanUp.

Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

EPC



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