

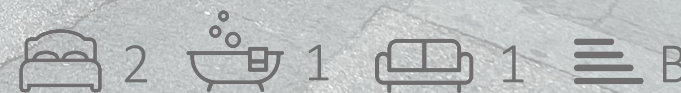
Dunstable Office:
01582 477 077



Residential Sales • Property Management • Lettings



Elliott Court, High Street North, Dunstable
£250,000



Elliott Court, High Street North, Dunstable

Offered for sale with NO UPPER CHAIN, this MODERN GROUND FLOOR APARTMENT is located within the DESIRABLE RETIREMENT DEVELOPMENT of Elliott Court.

Front
Secure Communal Entrance
Entrance Hall
Lounge/Dining Room
24'4" x 15'3" (7.42m x 4.64m)

Store Cupboard

Kitchen
7'9" x 8'1" (2.37m x 2.47m)

Bedroom 1
13'2" x 11'3" (4.02m x 3.43m)

Walk-in Wardrobe

Bedroom 2
9'2" x 5'10" (2.80m x 1.79m)

Wet Room

Private Courtyard Garden

Communal Grounds

Communal Lounge

Communal Kitchen

Guest Bedroom Suite

Communal Laundry Room





- NO UPPER CHAIN
- RETIREMENT DEVELOPMENT
- READY TO MOVE INTO
- ANNUAL CHARGES - £2,936
- PARKING AVAILABLE ON SITE (ADDITIONAL CHARGE)
- MODERN GROUND FLOOR APARTMENT
- 114 YEAR LEASE
- 775 SQ.FT
- PLENTY OF COMMUNAL AREAS
- WALKING DISTANCE TO DUNSTABLE TOWN CENTRE

Household Estate Agents invite you to view this TWO DOUBLE BEDROOM apartment which comes to the market in IMMACULATE CONDITION THROUGHOUT and is TRULY READY TO MOVE INTO, the property further benefits from a SPACIOUS LOUNGE/DINING ROOM and KITCHEN.

Elliott Court - Elliott Court in Dunstable is a McCarthy & Stone managed development comprising of 32 one and two bedroom apartments. It is conveniently situated on the High Street with a variety of day to day amenities such as, banks, supermarkets, and Post Office just half a mile from your doorstep. With two shopping centres, Eleanor Cross and the Quadrant there is plenty of choice for retail therapy. The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

- Service Charge -
- Cleaning of communal windows
 - Water rates for communal areas and apartments
 - Electricity, heating, lighting and power to communal areas
 - 24 hour emergency call system
 - Upkeep of gardens and grounds
 - Repairs and maintenance to the interior and exterior communal areas
 - Contingency fund including internal and external redecoration of communal areas
 - Buildings Insurance

The annual service charge for this property is £2,511 for financial year end 31/03/2024.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information - Lease length: 125 years from 1st June 2013
 Ground rent review: June 2029
 Ground rent: £425 per annum

Car Parking Permit - Parking is by allocated space subject to availability, the fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

CONTACT YOUR LOCAL HOUSEHOLD BRANCH TO ARRANGE YOUR VIEWING TODAY!

TENURE - LEASEHOLD
 LEASE LENGTH - 114 YEARS
 GROUND RENT - £425 PER ANNUM
 SERVICE CHARGE - £2,511 PER ANNUM
 COUNCIL TAX BAND - B
 EPC RATING - B

Floor Plan



Total area: approx. 72.0 sq. metres (775.0 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, miss-statement 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.

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

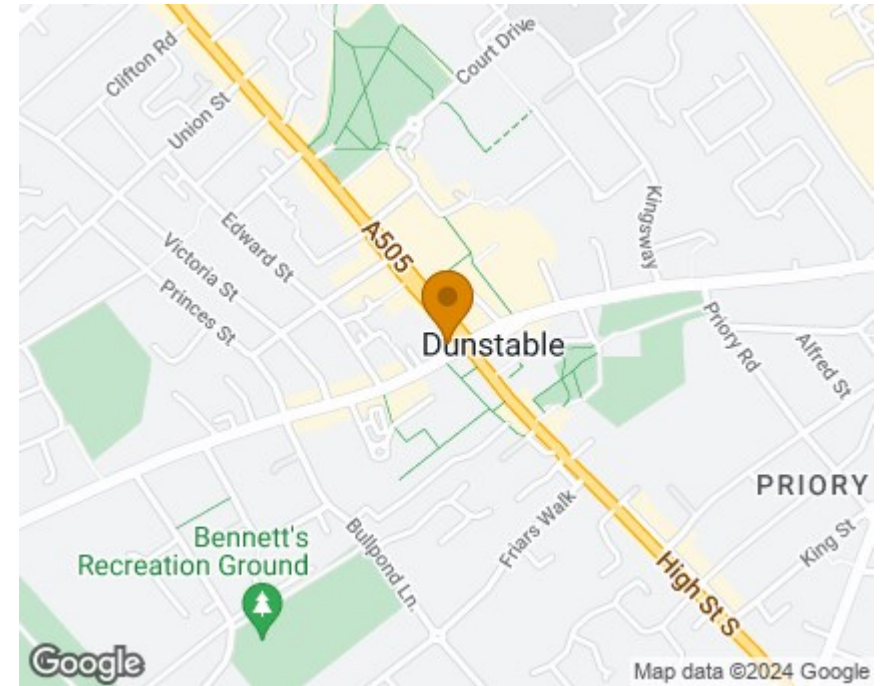
telephone: 01582 477 077

email: dunstable@house-hold.co.uk

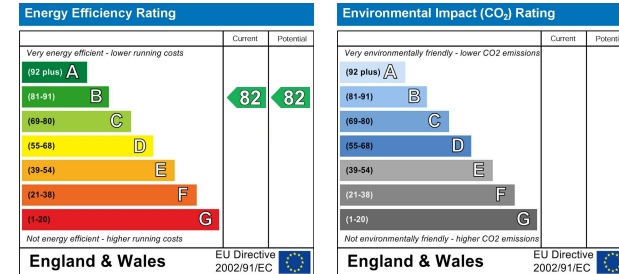
website: www.house-hold.co.uk

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

Area Map



EPC



The Property Experts with the Personal Touch

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