



Connells

Elliott Court High Street North
Dunstable

Elliott Court High Street North Dunstable LU6 1FN

for sale guide price
£220,000



Property Description

*60'S OR OVER RETIREMENT
ACCOMMODATION* *TWO BEDROOMS*
CENTRAL DUNSTABLE *NO UPPER
CHAIN* *RESIDENT PARKING* *LIFT
ACCESS*

A chance to own a fantastic two bedroom apartment forming part of this well regarded retirement development situated within Central Dunstable!

Welcoming you to the property is a entrance hall, featuring a built in storage room that includes the boiler and storage, that leads to a shower room to the left and a bright, spacious living room to the rear of the property. From the living room, you also have access to a fully integrate kitchen that features lots of storage and space for a dishwasher. The property also features two good-sized bedrooms with the main bedroom featuring both an ensuite shower room and a walk-in wardrobe.

Externally, the property is local to a variety of shops, including the Dunstable Quadrant, being on the main Dunstable high street, with a Tesco Express opposite, and central links to the M1 and A5 and bus stops very local. The property itself is one of thirty two managed apartments in the building that also features internal and external communal areas perfecting for both relaxing and socialising. A local manager also 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. The property also features 24 Hour Emergency Call Services.

Call Connells to arrange your viewing TODAY!

Entrance Hall

Door to front aspect, carpet

Lounge

Window to rear aspect, carpet

Kitchen

Window to rear aspect, wall and base units, work surfaces, integrated oven and hob, fridge freezer, space for dishwasher, one bowl sink and drainer, tiling

Store

Heat pump, tank, carpet

Bedroom One

Window to rear aspect, walk in wardrobe, carpet

En Suite

Bath and shower head, WC, wash hand basin, vanity unit, electric radiator, tiling

Bedroom Two

Wet Room

WC, wash hand basin, shower, tiling

Outside

Car park









Total floor area 72.8 m² (784 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: C

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
494.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312487

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2013. 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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Property Ref: DUN312487 - 0002