



**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 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.

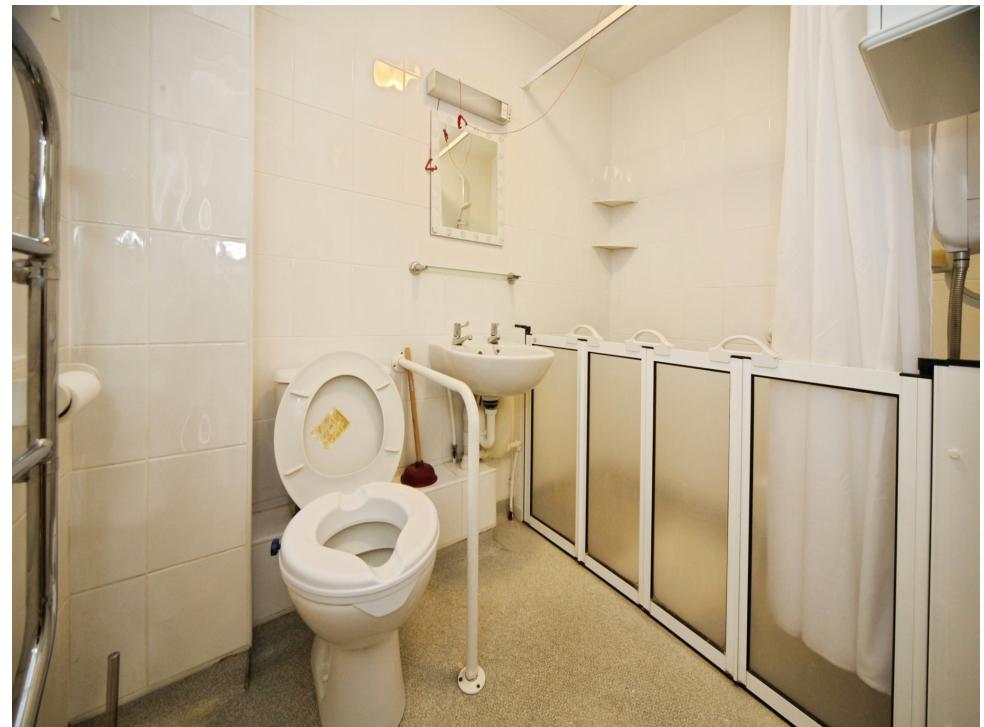
### Bedroom One

window to front aspect, radiator, carpeted flooring.

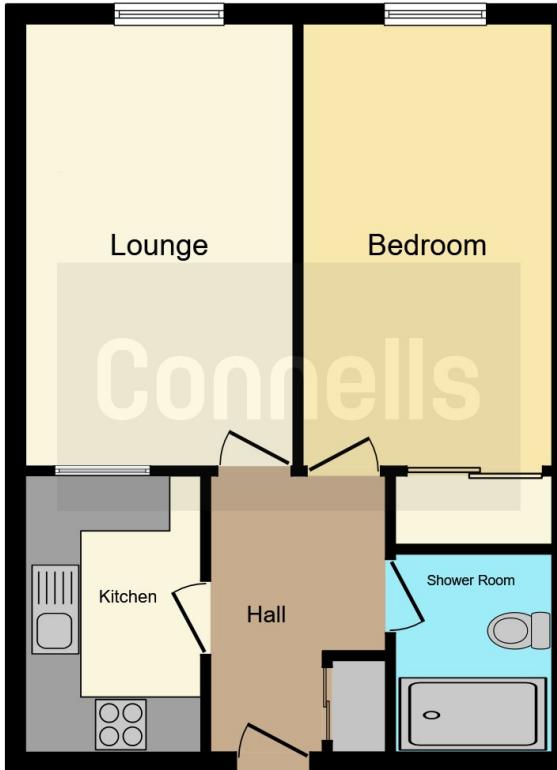
### Bathroom

shower cubical, c/w, wash hand basin.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 661 265**  
**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
 DUNSTABLE LU6 1HX

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](http://www.connells.co.uk/Property/DUN311412)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1988. 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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