



McCarthy & Stone
RESALES



20 Elliott Court, High Street North, Dunstable, LU6 1FN
Asking price £265,000 LEASEHOLD

For further details
please call 0345 556 4104

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~SPACIOUS TWO BEDROOM RETIREMENT APARTMENT WITH EN-SUITE BATHROOM~ Built and Managed by McCarthy & Stone

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 of age or over.

Entrance Hall

Front door with spy-hole and letter box leads into the hallway. The emergency speech module is wall mounted within the hall. Security door entry system. Door to large walk-in storage cupboard with light and shelving housing. Ceiling light. Doors leading to the living room, bedroom, and shower room.

Living Room

A bright and spacious living room with a full height window. Feature electric fire place and surround. Two ceiling light points. Power sockets. TV and Telephone points. Part glazed door leading to the kitchen.

Kitchen

A very well maintained fitted kitchen with a range of wall and base units and pan drawers. Modern roll edged work surfaces with white ceramic wall tiles over. Integrated appliances comprise; a four-ringed ceramic hob with a stainless steel extractor; waist level electric oven with side opening door; integrated fridge and freezer. Stainless steel sink with mixer tap sits below a double glazed window.

Bedroom

Master bedroom consisting; Double glazed window. Walk-in wardrobe with light, hanging space and shelving, Ceiling light fittings, TV, telephone, and power points. Door leading to en-suite bathroom.

En-Suite Bathroom

With a modern fully tiled suite comprising; WC, vanity wash-hand basin with cupboard unit below and mirror above; level access shower with fitted glass screen and grab rails; emergency pull cord; ceiling spot light.

Second Bedroom

A generously sized second bedroom consisting; Double glazed window; Power sockets; TV point.

Shower Room

Modern level access shower room consisting; Shower Unit; WC; Hand Basin; Mirror; Heated Towel Rail.

Service Charge (breakdown)

- 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 Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information

Lease had 125 years from 01/06/2013.

Ground Rent - £425 annually.

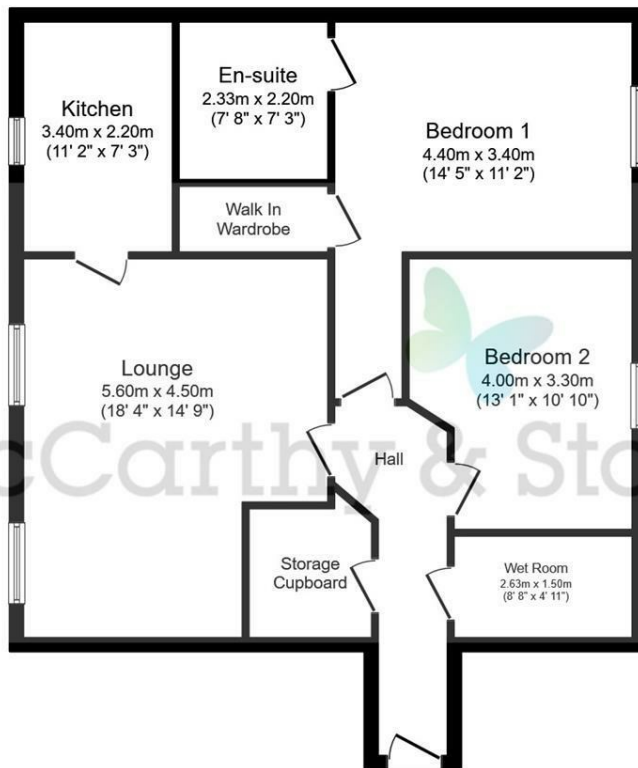
Managed by McCarthy & Stone.

Parking Scheme (subject to availability)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.







Floor Plan

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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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