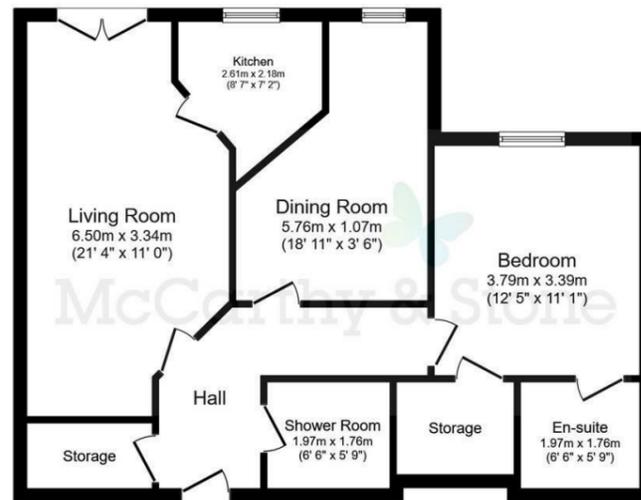


McCARTHY STONE RESALES

33 ELLIOTT COURT HIGH STREET NORTH, DUNSTABLE, LU6 1FN



Floor Plan

Total floor area 70.0 sq. m. (753 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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SUPERBLY PRESENTED two double bedroom apartment benefitting from a living room with a JULIET BALCONY, ENSUITE BATHROOM and WALK-IN WARDROBE to the master bedroom and a further WET ROOM. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and a communal lounge where SOCIAL EVENTS take place.

ASKING PRICE £267,500 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

ELLIOTT COURT, HIGH STREET NORTH, DUNSTABLE

2 BED | £267,500

SUMMARY

Elliott Court in Dunstable is a McCarthy & Stone managed development comprising of 32 one and two bedroom apartments. It is conveniently situated on a bus route and benefits from a traffic light controlled pedestrian crossing right outside the development, with Tesco Express directly opposite and is within a level walk of the High Street which has 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, 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.

Elliott Court is ideally situated for all your shopping requirements, the bustling high street shops are just a short walk away where you will find a variety of high street brands, bars, cafes and restaurants, library and a choice of Supermarkets including Asda, Aldi, Iceland and Sainsburys. Morrisons Superstore is less than a mile away in the neighbouring town of Houghton Regis. For days out a trip to Dunstable Downs is close by where you'll find plenty of circular walks and footpaths, a fascinating history and an abundance of plants and wildlife.

If your travel plans want to take further afield, you are perfectly placed for major road links. The M1 and A5 are just minutes away by car, making a trip to Milton Keynes, just 30 minutes or Central London in around an hour. Luton airport is less than 30

minutes away making trips abroad easily accessible.

Alternatively you can use the excellent public transport links available.

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 housing the boiler, with light and shelving housing. Ceiling light. Doors leading to the living room, bedrooms and shower room.

LIVING ROOM

Bright and airy living room with double glazed doors opening to a Juliet balcony. Ample room for a dining area. Feature electric fire place and surround provides a great focal point. Ceiling lights, Power sockets. TV and Telephone points. Part glazed door leading in to the kitchen.

KITCHEN

Fully 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.

MASTER BEDROOM

Large double glazed window. Walk-in wardrobe with hanging rails and shelving. Ceiling light fittings. TV, telephone, and power points. Door leading to ensuite bathroom.

EN-SUITE

Modern fully tiled suite comprising; WC, vanity wash-hand basin with cupboard unit below and mirror above; bath with shower over, support rail and small fitted glass screen; emergency pull cord; ceiling spot light, floor tiling.

BEDROOM TWO

Spacious room which would be perfect for use as a dining /hobby room or study. Double glazed window Ceiling light fittings. TV, telephone, and power points.

WET ROOM

Fully tiled wet room comprising; WC, wash-hand basin with mirror above; level access shower with fitted glass screen and grab rails; emergency pull cord; ceiling spot light.

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. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £3,476.40 pa (for financial year ending 04/23)

CAR PARKING (PERMIT SCHEME)

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.

LEASE INFORMATION

Ground Rent: annual charge £425
Lease Length: 125 years from June 1st 2014

