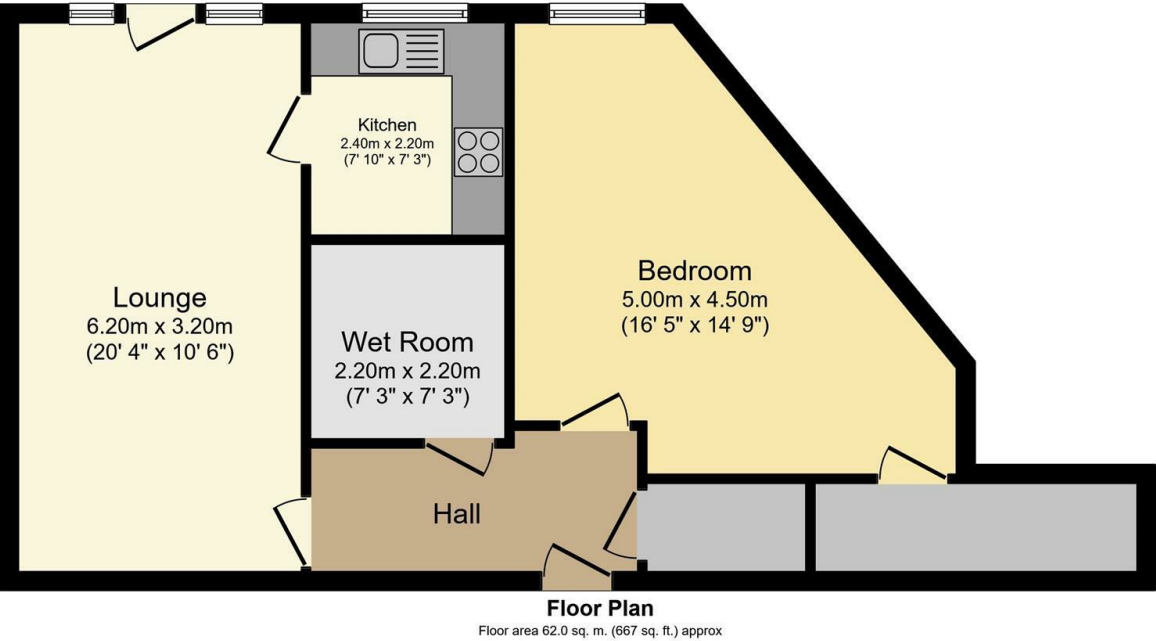


McCARTHY STONE
RESALES

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



A well presented one bedroom GROUND FLOOR GARDEN APARTMENT situated within a popular MCCARTHY & STONE retirement development.



Total floor area 62.0 sq. m. (667 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: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



PRICE REDUCTION

ASKING PRICE £230,000 LEASEHOLD

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

ELLIOTT COURT, HIGH STREET NORTH,

1 BEDROOMS £230,000

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 storage cupboard with light and shelving housing. Ceiling light. Doors leading to the lounge, bedroom, and shower room.

LOUNGE

Bright and airy lounge with the benefit of a double glazed patio door and matching side-panel, opening onto a small patio and on to the communal gardens. The room allows ample space for dining and has a feature electric fire with surround which acts as an attractive focal point. TV & telephone points, two ceiling light fittings and raised height power points. Door leads to the kitchen.

KITCHEN

Modern fitted kitchen with a range of wall and base units, granite styled roll edged work surfaces with white tiled splash back. The sink with drainer sits below the garden facing window. Integrated appliances comprise; a four-ringed ceramic hob with a stainless steel extractor; electric oven with side opening door; integrated fridge and freezer.

BEDROOM

Spacious bedroom with large door length window overlooking the gardens. Walk-in wardrobe with light, hanging space and shelving. TV & telephone points, ceiling light fitting and raised height power points.



SHOWER ROOM

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; electric heated towel rail; 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: £2,317.56 pa (for financial year ending 04/23)

PARKING SCHEME (SUBJECT TO AVAILABILITY)

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.

LEASEHOLD INFORMATION

Ground rent: £425 per annum

Lease length: 125 years from 1st Jan 2014

