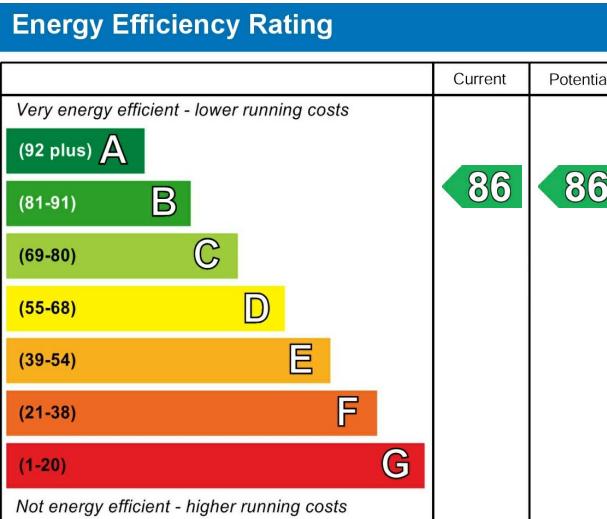
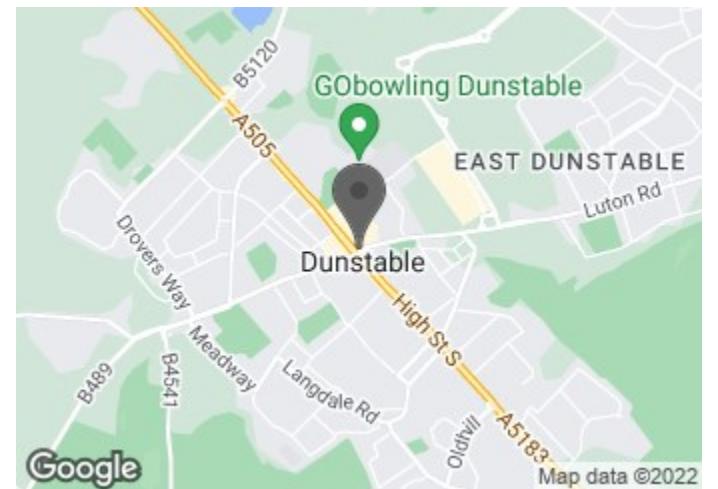


Total floor area 62.0 sq. m. (667 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: B



McCARTHY STONE RESALES

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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.



PRICE REDUCTION

ASKING PRICE £230,000 LEASEHOLD

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ELLIOTT COURT, HIGH STREET NORTH,

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.



1 BEDROOMS £230,000

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.

LESEHOLD INFORMATION

Ground rent: £425 per annum

Lease length: 125 years from 1st Jan 2014

