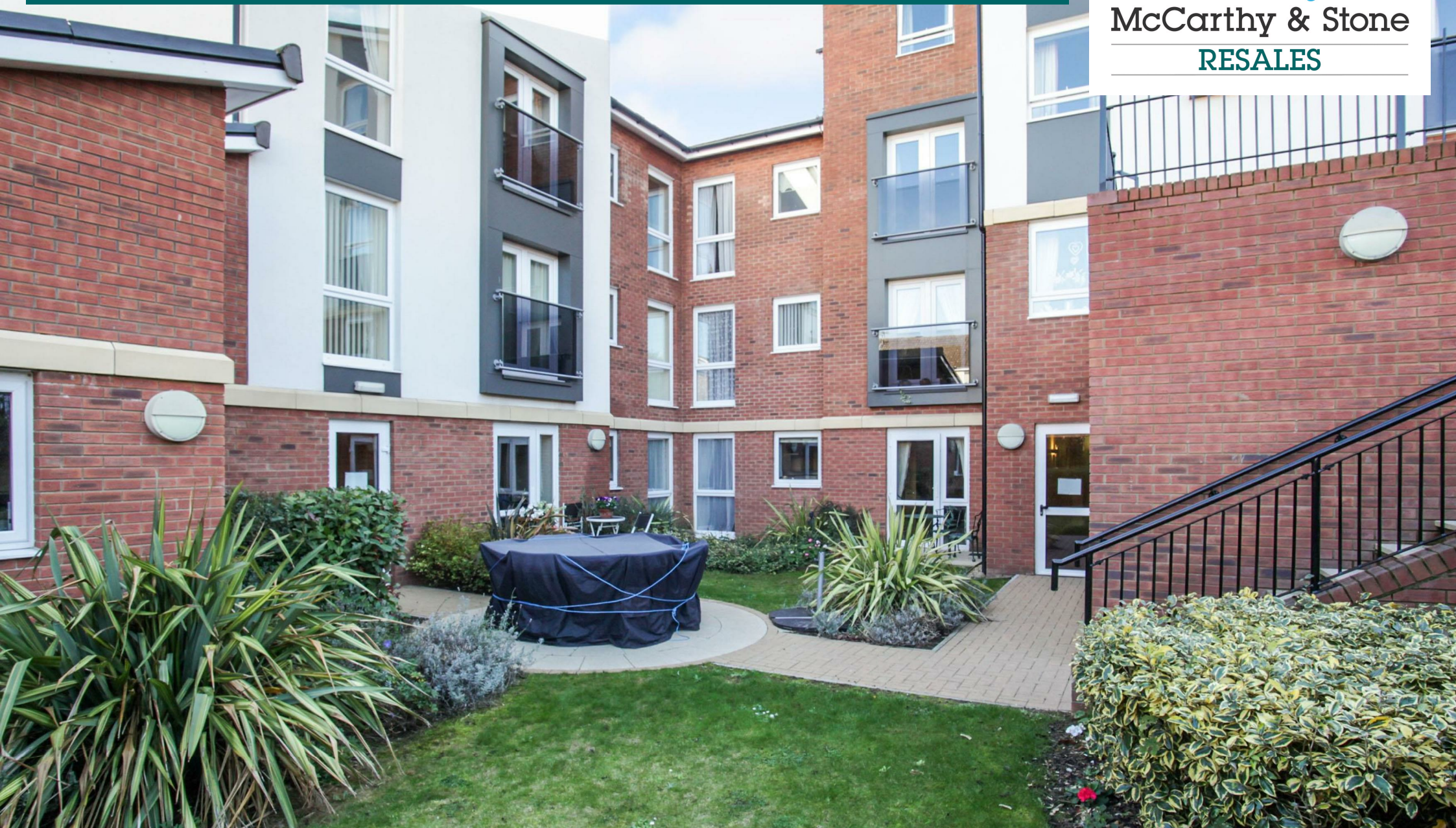


PRICE REDUCTION



McCarthy & Stone
RESALES



6 Elliott Court, High Street North, Dunstable, LU6 1FN
Asking price £260,000 Leasehold

For further details
please call 0345 556 4104

6 Elliott Court, High Street North, Dunstable, LU6 1FN

A spacious two bedroom ground floor retirement apartment. Double glazed door which opens onto a PRIVATE PATIO AREA. Located on a bus route and within a short walk of Dunstable high street

Elliott Court & Local Area

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 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 Aldi, Lidl and Iceland. 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 a large walk-in storage cupboard with light and shelving housing. Ceiling light. Doors leading to the living room, bedrooms and shower room.

Living room

A bright and spacious living room with a double glazed door which opens onto a private patio. Feature electric fire and surround. Ceiling lights. Power sockets. TV and Telephone points. A partially glazed door leads 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 and space over for a microwave; integrated fridge and freezer. Stainless steel sink with mixer tap sits below a double glazed window. Ceiling spotlights and ceramic floor tiling.

Bedroom one

Double glazed window. Walk-in wardrobe with light, hanging space and shelving along with a separate fitted wardrobe. Ceiling light fittings. TV, telephone, and power points. Door leading to the en-suite bathroom.

En-suite Bathroom

Modern fully tiled with bathroom suite comprising; WC, bath with hand held shower over and rail grabs, vanity wash-hand basin with cupboard unit below and mirror above; emergency pull cord; ceiling spot light.

Bedroom two

Double glazed window. Ceiling light fittings. TV, telephone, and power points.

Shower room

Fully tiled shower 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, 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.

Car 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.

Lease Information

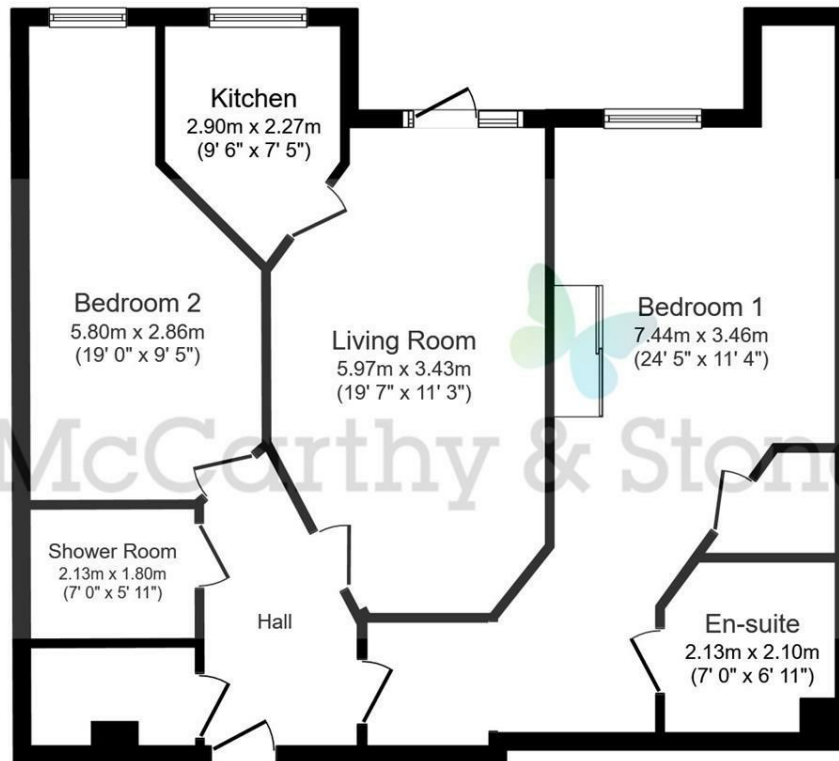
125 years from 1st June 2013

Managed by McCarthy and Stone Management Services

Ground Rent

Annual charge £495





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