

7 Oak Close (Priory Park)

Dunstable, Dunstable, Bedfordshire, LU5 4DJ



PRICE: £120,000

Lease: 125 years from 1985

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR.

Priory Park is a development comprising of 4 closes with a total of 7 bungalows and 48 apartments. Some apartments do not have a lift or stairlift (please contact Development Manager to check). The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24-hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Development Manager
Communal lounge
Communal laundry
24-hour emergency Appello call system
Minimum Age 60

Communal garden
Price to include carpets, curtains and light fittings
Lease: 125 years from 1985
Service Charge £2704.64, Ground Rent £100.00



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 50.7 m² (546 sq.ft.) approx

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).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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	

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For Financial Year Ending:

31/03/25

Annual Ground Rent:

£100.00

Ground Rent Period Review:

Next uplift 2035

Annual Service Charge:

£2704.64

Council Tax Band:

A

Event Fees:

**Nil Transfer
Nil Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.