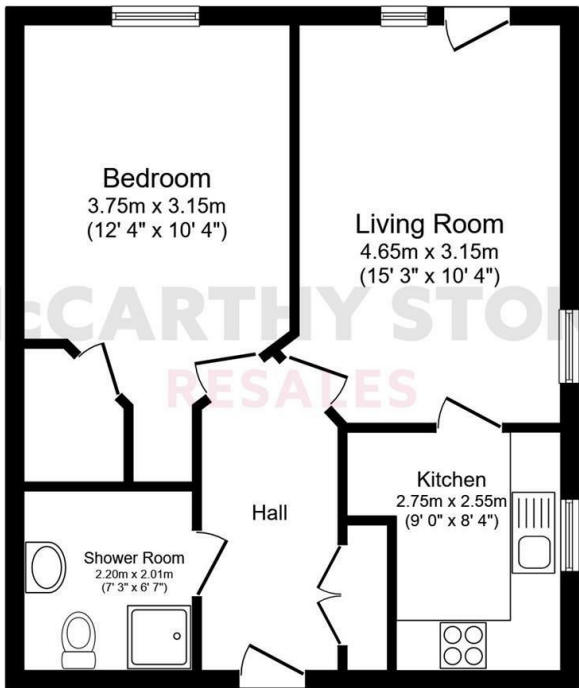


33 Elizabeth House

St. Giles Mews, Milton Keynes, MK11 1HT

PRICE  
REDUCED



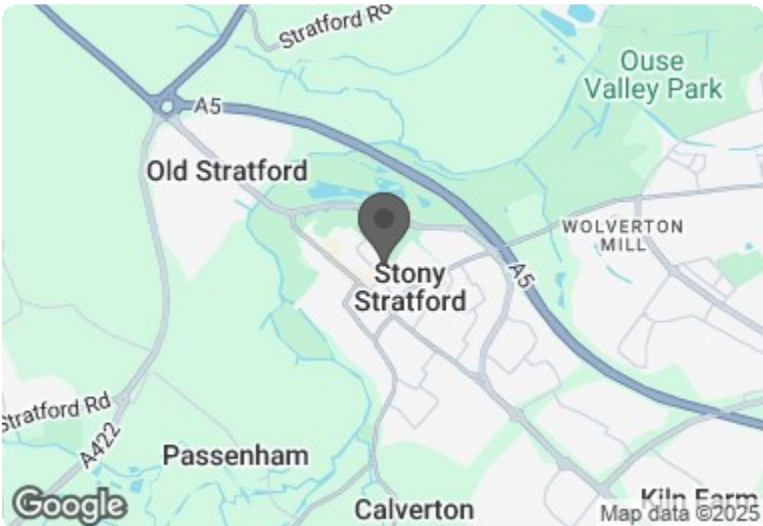
Total floor area 49.2 m² (530 sq.ft.) approx

Printed Contact Details...

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	82	82
(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	



PRICE REDUCTION

Asking price £220,000 Leasehold

SUPERBLY PRESENTED, first floor retirement apartment with STUNNING COUNTRYSIDE VIEWS. The apartment further benefits from a WALK-IN WARDROBE and PURPOSE BUILT WET ROOM. ALLOCATED CAR PARKING SPACE.

The development offers EXCELLENT COMMUNAL FACILITIES, including on-site Restaurant and Communal Lounge where SOCIAL EVENTS take place.

\* ENTITLEMENTS ADVICE AND PART EXCHANGE AVAILABLE. Speak to your Property Consultant for more details^

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Elizabeth House, St. Giles Mews, Stony

**Elizabeth House**  
ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF ELIZABETH HOUSE - BOOK NOW!

Elizabeth House is located in the historic Buckinghamshire market town of Stony Stratford. This fine collection of age-exclusive apartments is a must-see for those seeking retirement living in a fantastic location. The complex includes one and two bedroom properties, which are spacious, stylish, and offer the benefits of Retirement Living PLUS. Each apartment at Elizabeth House includes a large bedroom, spacious living area and high quality kitchen, bathroom and underfloor heating. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour of domestic assistance per week, however, additional hours can be arranged by prior appointment. The development has a great community spirit with regular activities, annual events and day trips. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathrooms and main bedroom. Your home at Elizabeth House offers great comfort and security, allowing you to enjoy an independent and social retirement. Away from the privacy of your apartment, Elizabeth House features a selection of social areas, including the homeowners lounge and gardens. There is also a fantastic restaurant serving 3-course lunches every day of the year, complete with table service. When your friends and family wish to visit, they too can enjoy comfort and privacy in the guest suite (£25 per night - subject to availability) It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

**Local Area**  
Stony Stratford is a small market town with a big history alongside bags of style, charm and character making it the perfect location for your new home. This friendly and flourishing community dates back to Roman times and has had a market charter since 1194. Today there's a good selection of local amenities in Stony Stratford including shops, a doctor, dentist, post office and pharmacy all a short walk from home. You can also visit the regular market and farmers' market, plus there's the rare privilege of free parking. The inns and restaurants are numerous and come with some excellent stories including many Dick Turpin tales and claiming the origin of the phrase "cock and bull story". Alternatively head into Milton Keynes, just over 5 miles away by road from Elizabeth House. One of the original new towns, Milton



Keynes is a thriving centre for culture with a first-class theatre, galleries and museums plus plenty of choices for shopping and eating out. If you enjoy spending time in the fresh air, the River Great Ouse and the Ouse Valley Park meander all around Stony Stratford offering miles of riverside walks and picturesque spots to watch the world go by. Step back in time with an interesting day out at Bletchley Park, the home of the World War II Enigma machines and the codebreakers. Once one of the best kept secrets in the country, Bletchley Park is now sharing its enthralling story with visitors. Alternatively, visit Stowe Gardens, about 10 miles away, to admire the scale and grandeur of this home, once owned by one of the most powerful families in Georgian England. There is shopping, history, entertainment and leisure in the idyllic market town of Buckingham less than 9 miles away; or try your luck at the recently refurbished Towcester Racecourse where both horse and greyhound racing is offered.

**Entrance Hall**  
Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a large walk-in storage/airing cupboard with shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom are located in the hall. Doors lead to the living room, bedroom and wet room

**Living Room**  
Bright and spacious, dual aspect living room with a Juliet balcony with fitted curtains enjoying lovely views over the adjoining playing fields. A double glazed side window with fitted roller blind. There's ample space for a dining table. TV and telephone points, Sky/Sky Q connection point. Fitted carpets and light fittings, Raised electric power sockets. . Partially glazed door leads onto a separate kitchen.

**Kitchen**  
The fully fitted kitchen is fitted with a range of cream fronted wall, drawer and base units, with a modern roll top work surfaces over. Inset Bosch electric oven and microwave, Stainless steel sink unit with mixer tap and auto opening window with fitted blind. Over counter and under pelmet mood lighting, ceiling spotlights. Four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer and slimline dishwasher. Wood effect flooring, ventilation system.

**Bedroom**  
A spacious, bright and airy room benefits from a large double glazed window. Raised sockets, TV and telephone points. Walk in wardrobe with automatic light providing shelving, drawers and hanging rails. Fitted carpets, curtains and light fittings.



# 1 Bed | £220,000

**Wet Room**  
Fully fitted wet room with a 'rain water' shower and curtain. Low level WC, vanity unit with wash basin and cupboards beneath and illuminated mirror fronted cabinet. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Slip resistant flooring.

**Allocated car parking**  
An allocated car parking space within the private car park is included (space O).

- Service Charge**
- Onsite Estate Manager and team
  - 24-hour emergency call system
  - Cleaning of communal windows
  - Water rates for communal areas and apartments
  - Electricity, heating, lighting and power to communal areas
  - 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

Annual service charge £10,078.61 for financial year ending30th June 2025. The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

**Ground Rent**  
Service charge: £435 per annum.  
Service charge review: 1st June 2032.

**Lease Information**  
999 Years from 1st June 2018

- Additional Information & Services**
- Ultrafast Full Fibre Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

**Moving Made Easy**  
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you into your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.



PRICE  
REDUCED