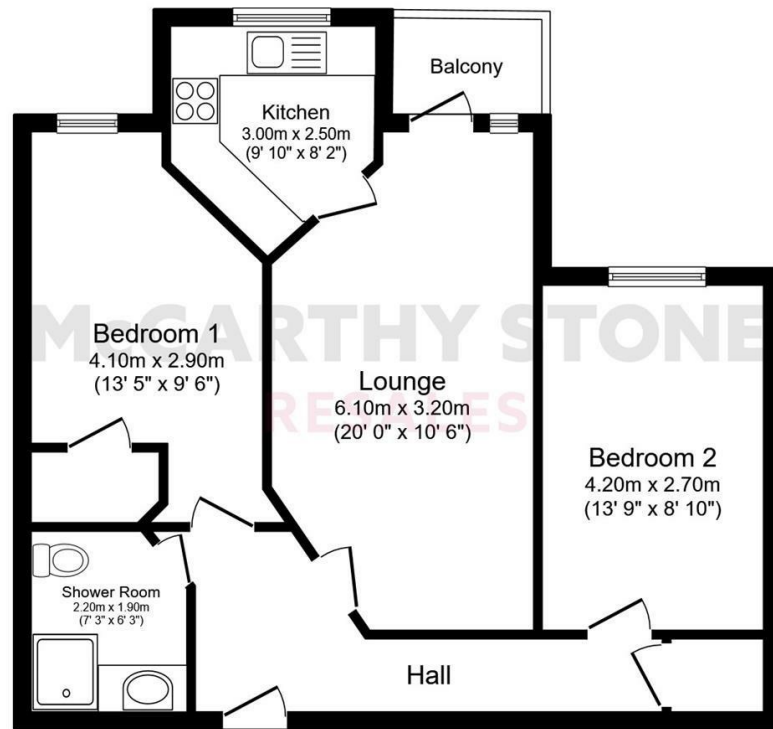


McCARTHY STONE RESALES

40 ELEANOR HOUSE LONDON ROAD, ST. ALBANS, AL1 1NR



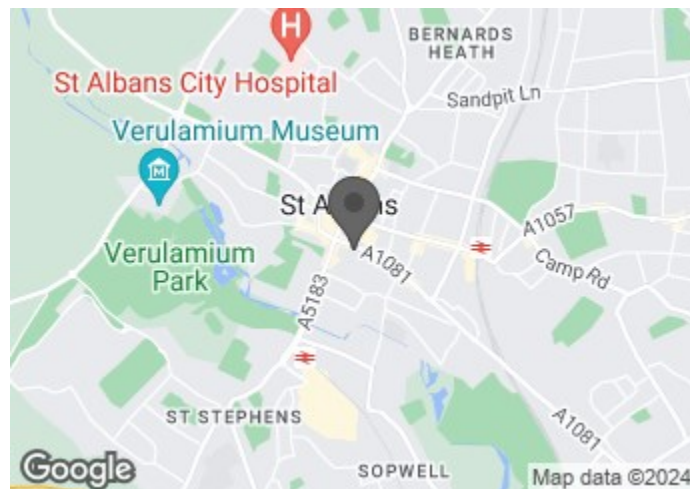
Total floor area 61.0 m² (656 sq.ft.) approx

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: D



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

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Two bedroom second floor retirement apartment. Spacious living room with a WALK-OUT BALCONY, modern kitchen, TWO DOUBLE BEDROOMS and a shower room.
-Part Exchange, Entitlements advice and Solicitors available - speak to your Property Consultant for more details -

ASKING PRICE £569,000 LEASEHOLD

For further details, please call **0345 556 4104**

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

ELEANOR HOUSE, 232 - 236 LONDON ROAD, ST. ALBANS

2 BED | £569,000

ELEANOR HOUSE

Eleanor House is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide it's homeowners with extra care, if needed. Retirement Living PLUS developments, such as Eleanor House, offer thoughtfully-designed, low-maintenance, private apartments in prime locations with communal areas for socialising, including a chef-run restaurant. Our dedicated on-site team, led by our Estates Manager, provide tailored care packages, so you only ever have to pay for the help you actually use. The 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 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency. For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

LOCAL AREA & ATTRACTIONS

Eleanor House, on London Road, offers a collection of modern one and two bedroom retirement apartments, all fitted with underfloor heating throughout. The development is exclusively for those over 70, with balconies featured in the apartments and a luxury conservatory for homeowners use. There is also a beautiful enhanced entrance with a canopy and a designated drop off area for ease. St Albans is an attractive cathedral city and is widely considered to be a highly desirable place to live. St Albans is well known for its large range of shops and boutiques and our development is close to a variety of amenities, as well as beautiful landscapes and parks. With something for everyone, ranging from historical parks to formal scented gardens, it is an obvious choice for your retirement. Shopping in St Albans is also great, with plenty of shops to choose from. These include wine merchants, women's fashion shops and charity stores. Social activities are also a strong focal point of St Albans with the theatre and Christmas Carnival two key local attractions.

APARTMENT OVERVIEW

We are delighted to offer to the market this lovely two double bedroom apartment situated on the second floor, next to the guest suite and opposite the laundry room. The spacious living room has access to the walk-out balcony and the modern kitchen with built in appliances. Master bedroom has a walk-in wardrobe, the second bedroom would also be perfect for use as a dining room or study.. The contemporary shower room and guest cloakroom completes this lovely apartment.

ENTRANCE HALL

A solid Oak door with spy hole and letter box. Wall mounted emergency intercom and door entry system. Walk in storage cupboard. Door to cloakroom housing a WC and wash hand basin. Doors giving access to Living Room, bedrooms, shower room and guest cloakroom.

LIVING ROOM

Spacious Living room with a double glazed window and adjacent door giving access to a walk out balcony, with space for a small table and chairs. Electric fire with surround provides a lovely focal point. Range of raised height electric sockets, Sky TV and telephone connectivity. Fitted carpets, curtains and light fittings. Underfloor heating controlled by a wall mounted thermostat.

KITCHEN

Fully fitted modern kitchen with a range of high gloss wall and base units. Fitted work surfaces with a matching splash back. Ceiling - and under (wall) unit - spot lighting. A stainless steel sink unit, with drainer and mixer tap, sits beneath a double glazed window with fitted roller blind. Neff oven with up and under door, and matching microwave above. Four ringed induction hob with chrome extractor hood over. Integrated fridge and separate freezer. slimline dishwasher. Tiled flooring with underfloor heating.

MASTER BEDROOM

Double bedroom with a double glazed window with two openers. TV and telephone points. Power points. Central ceiling light. Door to walk in wardrobe. Underfloor heating. Emergency pull cord. Emergency pull-cord.

SECOND BEDROOM

Double room which would also be perfect for use as a dining room or study. Double glazed dormer window. Fitted carpets, light fittings. Underfloor heating,

SHOWER ROOM

Partially tiled and fitted with suite comprising of level access shower with support rail and curtain. Low level WC, vanity unit with wash basin and illuminated mirror above, Bespoke shelving. Shaving point, ceiling spot lights, slip-resistant flooring, electric heater and extractor fan.

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

Annual Service Charge: £12,570.48 for financial year ending 30th June 2024.

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.

LEASE LENGTH

999 years from 1st Jan 2017

GROUND RENT

Annual fee - £510 per annum
Review date June 2032.

CAR PARKING

This apartment does not have a car parking space.

