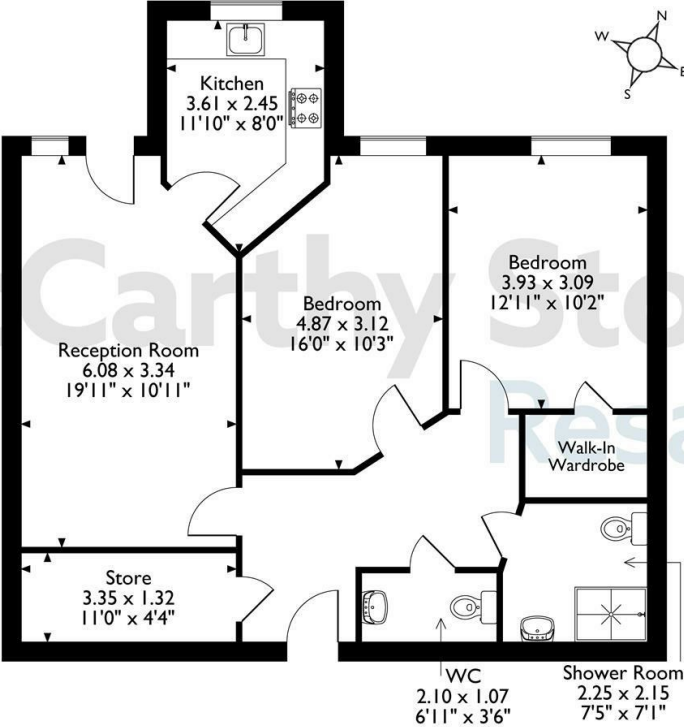


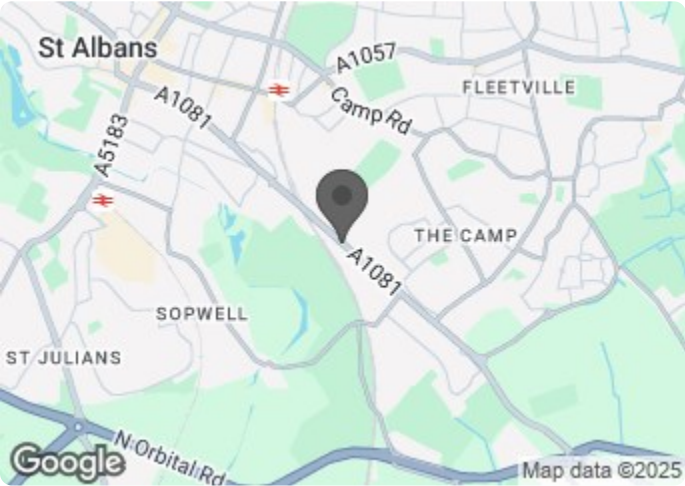
8 Eleanor House, 232, London Road, St. Albans, Hertfordshire  
Approximate Gross Internal Area  
79 Sq M/850 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>86</b>                  | <b>86</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## 8 Eleanor House

232 London Road, St. Albans, AL1 1NR



Asking price £499,000 Leasehold

DON'T MISS THIS OPPORTUNITY TO PURCHASE THIS WELL PRESENTED GROUND FLOOR TWO BEDROOM McCarthy Stone RETIREMENT LIVING APARTMENT WITH WALK OUT PATIO

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# London Road, St. Albans

### Local Area

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, boutiques, market, roman ruins, beautiful landscapes and parks. Our development is close to the town centre. With something for everyone: there's a mix of town life, country life, culture, history, walks, arts, shops and parks, it's an ideal choice for 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 a Theatre, museum, and a full programme of events at the cathedral

### Entrance Hall

Front door with spy hole and letter box. Wall mounted emergency intercom and door entry system. Utility cupboard/storage space. Under floor heating runs throughout the apartment. Doors giving access to Living Room, Bedrooms, guest cloakroom and wet room.

### Living Room

This spacious room provides ample room for a small dining table and chairs, fully glazed patio door with side windows allow plenty of natural light into this room and also allows access to the patio area beyond. Fitted with underfloor heating controlled by a wall mounted thermostat. Raised power points. Two decorative ceiling lights fitted carpets. Partially glazed door to separate Kitchen.

### Kitchen

Fully fitted modern kitchen with a range of high gloss wall, base units and fitted work surfaces. A stainless steel sink unit, with drainer and mixer tap. Ceiling - and under (wall) unit - spot lighting. A range of appliances including fan assisted electric oven with matching microwave above. Four ringed ceramic hob with chrome effect extractor hood over, integrated fridge freezer and integrated dishwasher. Tiled flooring with underfloor heating.

### Master Bedroom

Double bedroom with a double glazed window. TV, telephone points and power points. Central ceiling light. Built in wardrobe

providing hanging rails and shelving. Underfloor heating. Emergency pull cord.

### Bedroom Two

Double bedroom with a double glazed window, raised power points and central ceiling light. Underfloor heating. Emergency pull cord.

### Shower Room

Fully 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, Shaving point, ceiling spot lights, slip-resistant flooring, electric heater and extractor fan.

### Guest Cloakroom

Partially tiled walls with matching floor tiles. WC, hand basin with mirror over, ceiling light, underfloor heating, Bespoke shelving.

### Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Estate Manager and team on site 24/7
- One hour a week domestic assistance
- 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 £14,008.20 for financial year ending 30th June 2026. \*\*Entitlements Service\*\* Check out benefits you may be entitled to, to support you with service charges and living costs. (Often offset by Government Entitlements e.g., Attendance Allowance £3,500-£5,200).

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.

## 2 Bed | £499,000

### Lease Information

Lease: 999 years from 1st Jan 2017

### Ground Rent

Ground rent £510 per annum  
Ground rent review date: Jan 2032

### Additional Information & Services

- \*\* Entitlements Service\*\* Check out benefits you may be entitled to, to support you with service charges and living costs.
- \*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

