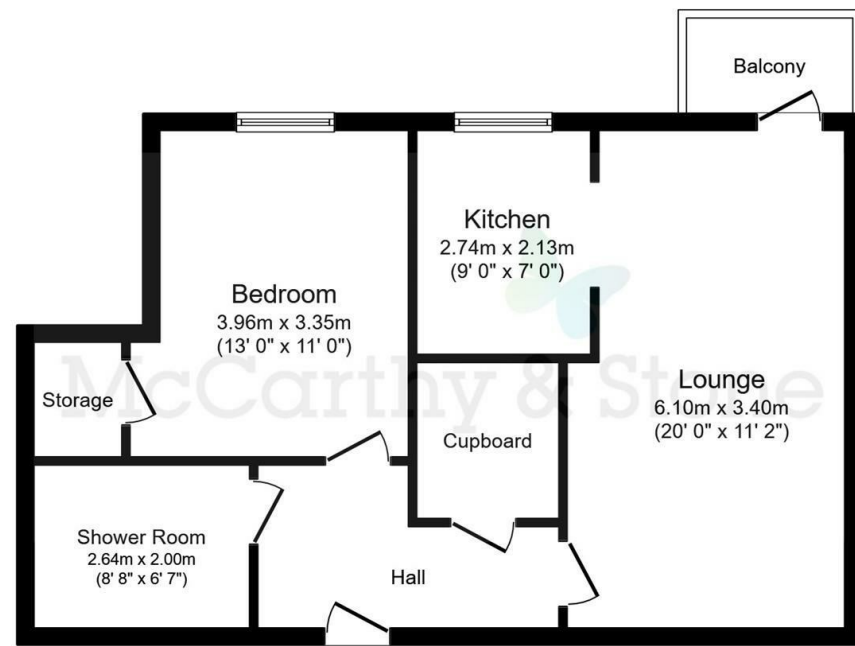


McCARTHY STONE RESALES

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

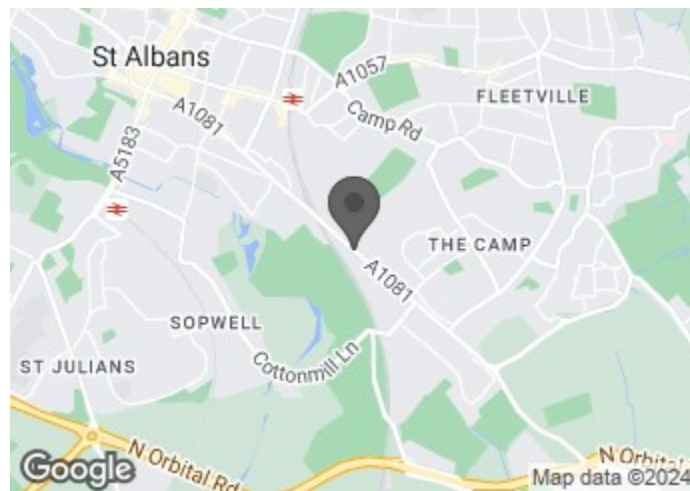


Floor Plan

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: C



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			



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SUPERBLY PRESENTED and in an 'AS NEW' condition, a first floor apartment benefitting from a WALK-OUT BALCONY overlooking the communal GARDENS and views of the GOLF COURSE beyond.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

PRICE REDUCTION

ASKING PRICE £325,000 LEASEHOLD

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

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ELEANOR HOUSE, LONDON ROAD, ST.

1 BEDROOMS £325,000

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. Laundry room with washing machines and tumble dryers. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

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 and boutiques and our development is close to the Royal National Rose Society which is full of 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.

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, Bedroom and wet room.

LIVING ROOM

Bright and airy living room with the benefit of French doors opening onto a walk out balcony overlooking the communal gardens with views of the golf course beyond. This spacious room provides ample room for a dining table and chairs. Fitted with underfloor heating controlled by a wall mounted thermostat. Raised power points. Two decorative ceiling lights, vertical blinds, fitted carpets. Partially glazed door to separate Kitchen.

KITCHEN

Fully fitted modern kitchen, in an 'as new' condition with a range of high gloss wall, base units and fitted work surfaces. A stainless steel sink unit, with drainer and mixer tap, sits beneath a double glazed window. Ceiling - and under (wall) unit - spot lighting. All appliances are brand new and include a 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. Integrated Dishwasher. Tiled flooring with underfloor heating.

BEDROOM

Double bedroom with a double glazed window with fitted vertical blinds. TV, telephone points and power points. Central ceiling light. Walk-in wardrobe providing hanging rails and shelving. Underfloor heating. Emergency pull cord.

WET 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.

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
- 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. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £9,374.33 for financial year ending 30/06/2024. ****Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs. (Often offset by Government Entitlements e.g., Attendance Allowance £3,500-£5,200).

LEASE INFORMATION

Lease Length: 999 years from 1st Jan 2017

GROUND RENT

Ground rent £435 per annum
Ground rent review date: Jan 2032

ADDITIONAL INFORMATION & SERVICES

- ** Entitlements Service**** Check out benefits you may be entitled too, 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

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

