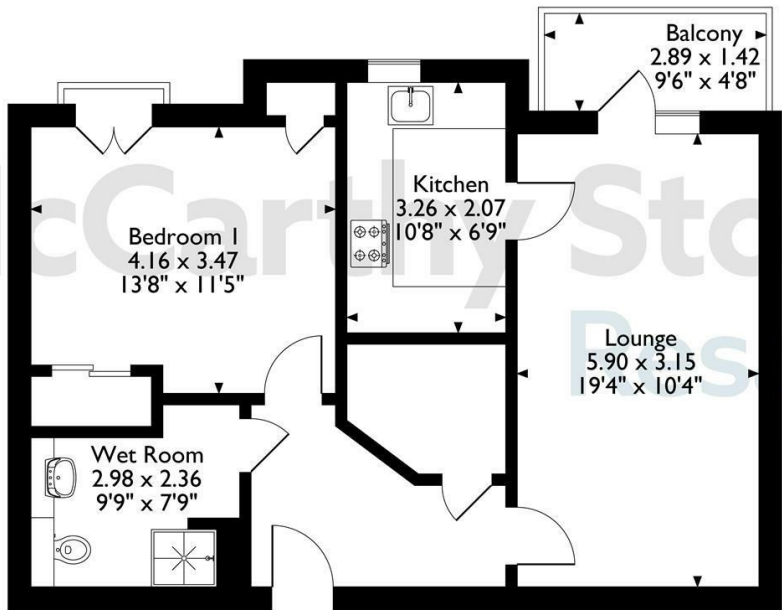
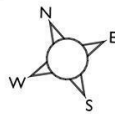


Elizabeth House, Flat 10, St. Giles Mews, Milton Keynes
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



Ground Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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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	84	84
(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	



Asking price **£280,000 Leasehold**

This beautifully presented ONE BEDROOM APARTMENT, accessed from the ground floor in a desirable RETIREMENT LIVING PLUS DEVELOPMENT FOR THE OVER 70'S - with easy access to the lovely Stony Stratford town centre offering an array of facilities.

Call us on **0345 556 4104 to find out more.**

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Elizabeth House, St. Giles Mews, Stony Stratford, Milton Keynes, MK11 1HT

Summary
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.

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 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 entrance hall - the 24-hour emergency response pull cord system and apartment secure entry system are situated in the hall. Door leading to a large walk-in storage/airing cupboard. Illuminated light switches, smoke detector. Doors lead to the living room, bedroom and shower room.

Living Room
A bright and spacious living room benefitting from double glazed doors leading to a walk-out balcony. There's ample space for a dining table. TV and telephone points, Sky/Sky Q connection point. Fitted carpets, curtains and light fittings. Raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen
The spacious kitchen is fitted with a range of 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. 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 dishwasher. Floor tiling, ventilation system

Bedroom
A spacious, bright and airy room benefitting from a double glazed

1 bed | £280,000

door opening inwards to reveal a Juliet balcony. Raised sockets, TV and telephone points. Mirror fronted fitted wardrobe. Solid wood door leads to an additional store cupboard. Fitted carpets, curtains and light fittings.

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

Service Charge (breakdown)

- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estate Manager.

The annual service charge is £10,753.72 for the financial year ending 30/06/2026

Lease Information
Lease: 999 Years from 1st June 2018
Ground rent: annual charge £435
Ground rent review: 1st June 2032

Additional Services & Information

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

MOVING MADE EASY
** Entitlements Service** Check out benefits you may be entitled too, to support you with and living cost's.
** 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

