



ELEANOR HOUSE

16 Eleanor House London Road, St. Albans, AL1 1NR

Guide price £325,000 Leasehold



## 16 Eleanor House London Road

St. Albans, AL1 1NR

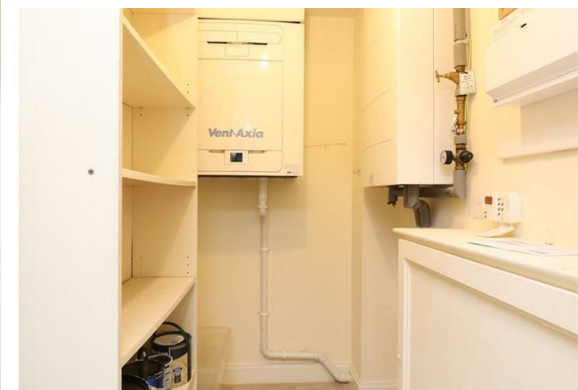
A lovely first-floor apartment with one double bedroom and a lovely terrace facing southwest that looks out over the attractive communal gardens. Included in the sale price comes a designated parking place and benefits from no forward chain.

Located inside the coveted Eleanor House retirement community by McCarthy & Stone, which is reserved for individuals 70 years of age and older. Accessible by a secure communal entrance with lifts and stairs which go to all floors.

The complex is deliberately and elegantly built, offering private apartments as well as excellent common facilities such as the fabulous gardens, homeowners' lounge for mingling with friends and family, and the chef-run restaurant, which serves a three-course lunch every day. In addition, there is a laundry area with washing machines and tumble dryers.

The service charge covers the expense of an on-site team directed by an Estates Manager who responds to residents 24 hours a day, seven days a week. Furthermore, the fee covers one hour of domestic assistance per week as well as the upkeep of all communal areas and gardens. If necessary, the development will also give additional personal care packages and domestic aid. The complex has 24-hour CCTV and a secure access for your peace of mind.

Situated on London Road, the property offers quick access to St Albans's amenities, including restaurants, lush parks, and the city centre, all within a mile's radius. Additionally nearby is the mainline train station that leads to St Pancras International. Regular buses travel between the two via London Road bus stops.





## ACCOMMODATION

**Communal Entrance Hall**

**Hallway**

**Living Room**

20'10 x 10'6 (6.35m x 3.20m)

**Balcony**

8'3 x 6'3 (2.51m x 1.91m)

**Kitchen**

11'11 x 8'2 (3.63m x 2.49m)

**Bedroom**

13'6 x 10'2 (4.11m x 3.10m)

**Shower Room**

**Store**

**Communal Reception Rooms**

**Communal Gardens**

**Off Street Parking**



## Floor Plan



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

