



45, Eleanor House 232 London Road, St. Albans, AL1 1NR

Guide price £450,000 Leasehold





## 45, Eleanor House 232 London

St. Albans, AL1 1NR

A beautifully presented two double bedroom second floor apartment of circa 917sq.ft. with bright south-west facing views with lifts to all floors and an allocated car parking space within Eleanor House, a McCarthy & Stone retirement complex exclusively for people aged 70 year and over.

The development is part of a PLUS range and is facilitated to provide it's homeowners with extra care, if needed. Thoughtfully-designed and offering low-maintenance, private apartments with communal areas for socialising, including a chef-run restaurant. There is a dedicated on-site team, led by an estates manager, providing tailored care packages, so you only ever have to pay for the help you actually use. Within the service charge homeowners are allocated 1 hours domestic assistance per week such as cleaning, however, additional hours can be arranged by prior appointment.

The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an on site restaurant with freshly cooked meals provided everyday and a laundry room with washing machines and tumble dryers. Externally there are attractively maintained gardens to enjoy. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over. For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system.

Located on London Road with the City centre within 1 mile and the mainline train station into St Pancras International also close by with regular buses to both via bus stops on London Road.







## ACCOMMODATION

**Communal Entrance Hall**

**Hallway**

**Kitchen**

8'8 x 6'10 (2.64m x 2.08m)

**Lounge/Dining Room**

21'0 x 12'5 (6.40m x 3.78m)

**Bedroom**

15'6 x 11'7 (4.72m x 3.53m)

**Bedroom**

15'6 x 11'4 (4.72m x 3.45m)

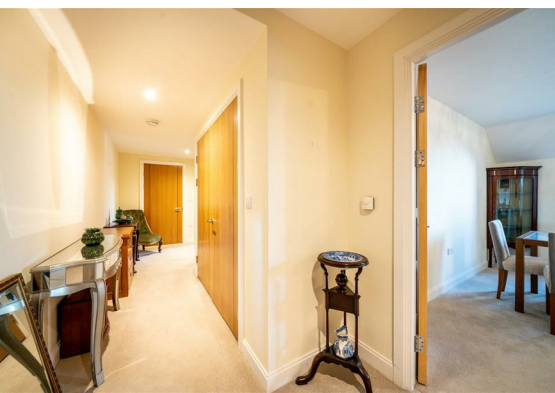
**Wetroom**

**W.C.**

**Communal Reception Rooms**

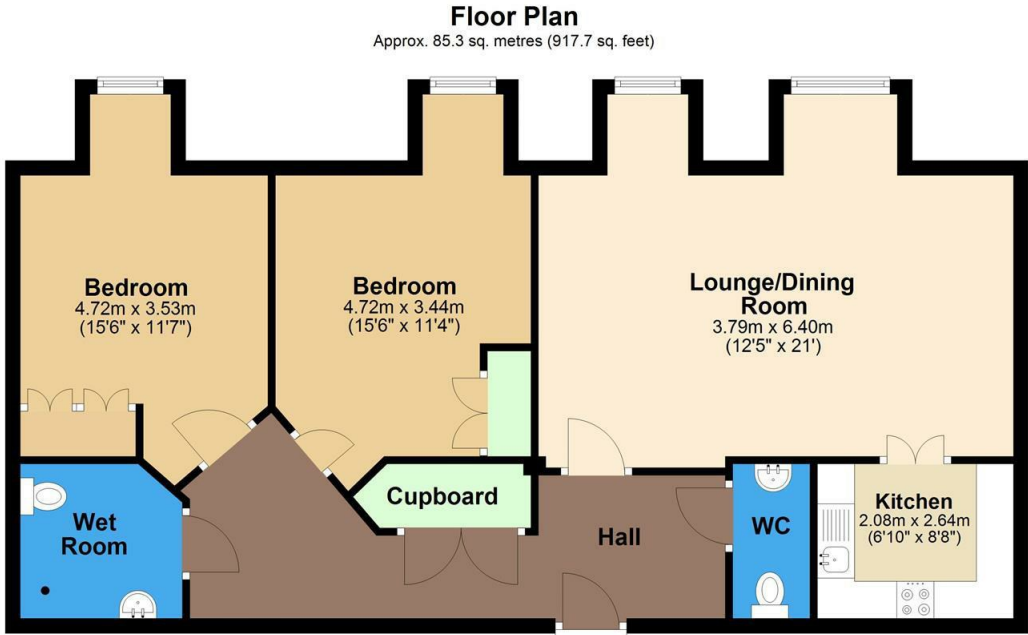
**Communal Gardens**

**Allocated Car Parking Space**





Floor Plan



Total area: approx. 85.3 sq. metres (917.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.

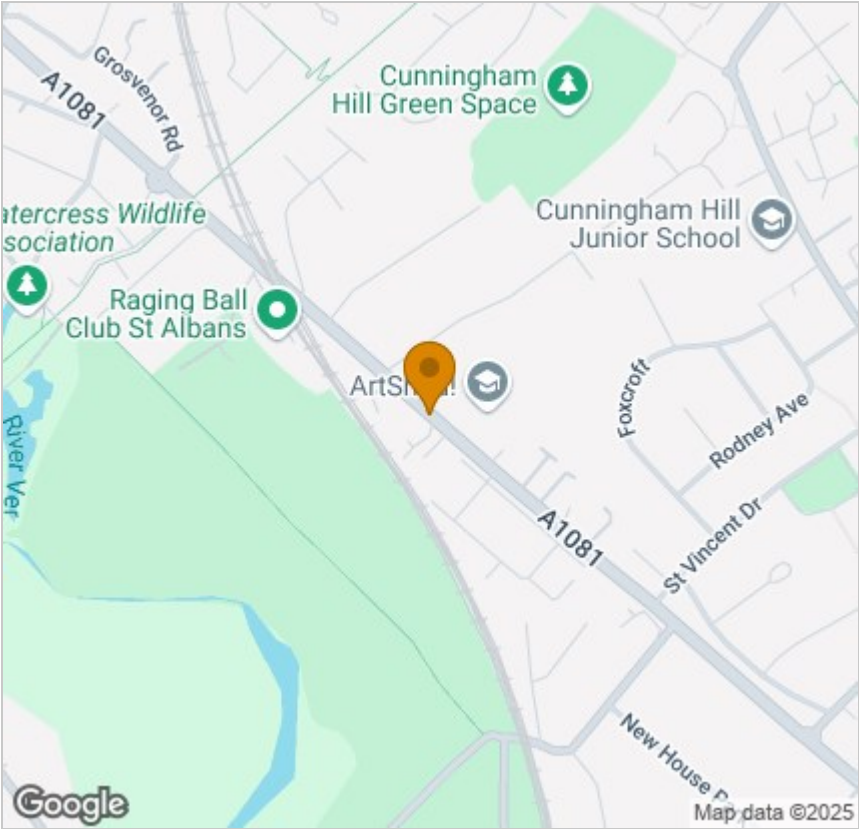
Viewing

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

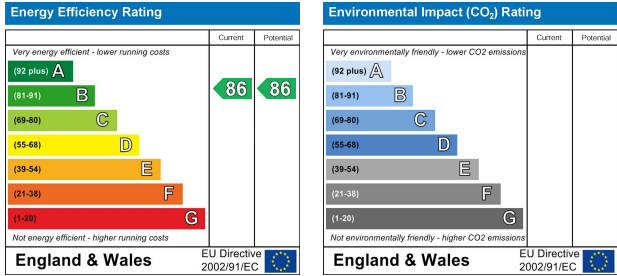
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Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph



Paul Barker  
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