



Connells

Elizabeth House St. Giles Mews
Stony Stratford Milton Keynes

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for sale
£390,000



Property Description

IMMACULATELY PRESENTED first floor, two-bedroom apartment that benefits from a bright and airy living room with a BALCONY with views over the park and countryside. The development offers EXCELLENT COMMUNAL FACILITIES including a table service restaurant, landscaped gardens and communal lounge where SOCIAL EVENTS take place.

Elizabeth House is in the historic Buckinghamshire market town of Stoney Stratford. This fine collection of age-exclusive apartments is a must-see for those seeking retirement living in a fantastic location. The complex includes one and two bedroom properties, which are spacious, stylish, and offer the benefits of Retirement Living PLUS.

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.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall 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, bedrooms, wet room and guest cloakroom.

Living Room

21' 1" x 11' (6.43m x 3.35m)

A bright and spacious living room benefits from a walk-out balcony overlooking the playing fields and countryside. 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

Irregular Shaped Room 8' x 6' 9" (2.44m x 2.06m)

The spacious kitchen is fitted with a range of wall, drawer and base units, with a modern roll top work surface over. Inset Bosch electric oven and microwave, Stainless steel sink unit with mixer tap and auto opening window overlooking the playing fields. Over counter and under pelmet mood lighting, ceiling spotlights. Four ring electric 'Neff' hob with glass splash back and extractor hood over. Recessed integral fridge freezer and dishwasher. Floor tiling ventilation system.

Bedroom 1

17' 3" x 10' (5.26m x 3.05m)

A spacious, bright and airy room benefits from a large, double-glazed window. Raised sockets, TV and telephone points. Walk in wardrobe with sensor lighting and providing shelving, drawers and hanging rails. Curtains.

Bedroom 2

14' x 10' 3" (4.27m x 3.12m)

Double room that would be perfect for use as a dining room, study or hobby room. Large, double-glazed window. Raised sockets, fitted carpets, curtains.

Wet Room

6' 11" x 6' 11" (2.11m x 2.11m)

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

Outside

Allocated Parking

The apartment comes complete with an allocated parking space located close to the emergency exit door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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82 High Street Stony Stratford
 MILTON KEYNES MK11 1AH

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 14352.92

Ground Rent:
 510.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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