



St. Giles Mews, Stony Stratford, MK11 1HT





**38 Elizabeth House St. Giles Mews  
Stony Stratford  
Buckinghamshire  
MK11 1HT**

**£325,000**

**A spacious 2 bedroom first floor apartment (lift in block) in the sought-after Elizabeth House development offering retirement living for those aged 70 and over. This lovely apartment also has an allocated parking space.**

The apartment is located on the first floor and it has private accommodation comprising; a spacious hall with large cupboards, lounge/dining room, separate fitted kitchen, 2 double bedrooms - walk in wardrobe, a wet room shower room, plus a separate cloakroom.

Elizabeth House is ideally located just off the town centre (just two minutes walk), amidst attractive grounds. It offers excellent facilities including homeowners social lounge, restaurant, laundry room and gardens with large patio.

A perfect retreat for those aged 70 and over.

- Retirement Living for the Over 70's
- Fabulous Town Centre Setting
- Living/ Dining Room
- Separate Kitchen with Appliances
- 2 Double Bedrooms
- Wetroom Shower Room
- Excellent Facilities
- Private Parking Space
- CHAIN FREE





#### Accommodation.

The spacious entrance hall has a large walk-in cupboard housing the heating system, further large storage cupboard housing the air circulation system, and doors to all rooms.

A separate cloakroom has a WC, wash basin, vanity unit and part tiled walls.

The lounge/ dining room has a window to the side and door with glazed side panel and a Juliet balcony to the rear, overlooking attractive grounds. Door to the kitchen.

The kitchen has a modern range of units to floor and wall levels with worktops and a range of integrated appliances to include an electric hob, oven, microwave oven, fridge/freezer and dishwasher. Window to the side. Feature lighting under the cabinets and at floor level.

Bedroom 1 is a double bedroom located to the rear with an attractive view over the grounds and a walk in wardrobe fitted with shelving, drawers and hanging rails.

Bedroom 2 is a double bedroom located to the rear with attractive views over the grounds.

The shower room has a WC, wash basin set in a vanity unit and a wet room shower with tiled walls. Heated towel radiator.

#### Communal Entrance

Elizabeth house has an inviting entrance with security doors and a reception area. From the entrance there is easy access to residents facilities such as the home owners lounge for socialising, the restaurant and the laundry.

No 38 is located on the first floor. There is a lift or staircase for access.

#### Elizabeth House

Elizabeth House is located in the historic Buckinghamshire market town of Stony Stratford, just 2 minutes walk from the High Street. It comprises a collection of age-exclusive apartments perfect for those seeking retirement living in a fantastic location. The spacious apartment offers the benefits of Retirement Living PLUS. The Estate's Manager is on hand to manage the day to day running of the development and, with her team, offer any support and care required. 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. Elizabeth House features a selection of social areas, including the homeowners lounge, landscaped gardens and a fantastic table service restaurant serving 3-course lunches every day. There is also a laundry room, buggy store with charging points and a separate function room available to hire. When your friends and family wish to visit, they too can enjoy comfort and privacy in the guest suite (nominal charge 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.

#### Grounds & Parking

Elizabeth House is located in attractive partly walled grounds offering ample residents parking, with further nearby free and unlimited parking for guests. Included in the purchase price is a parking space for Flat 38 (Parking Space A). There are beautifully laid out and maintained gardens for your enjoyment and socialising.

#### Features for Home Owners

Homeowners Lounge  
 Landscaped Gardens & Large Patio  
 Guest suite + Function room  
 On-site Table Service Restaurant  
 Laundry Room with Multiple washing Machines  
 24 hour emergency call system  
 Domestic assistance (one hour per week included in the service charge, additional hours by arrangement)  
 Door entry system with video option via your TV  
 Estate Manager

#### Costs & Charges

Tenure: Leasehold  
 Length of Lease: 999 Years from 2018 (To be confirmed)  
 Annual Service Charge: Approximately £14,000 per year.  
 Local Authority: Milton Keynes Council  
 Council Tax Band: C

#### Wahts Covered in the Service Charge

- 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. Find out more about service charges.

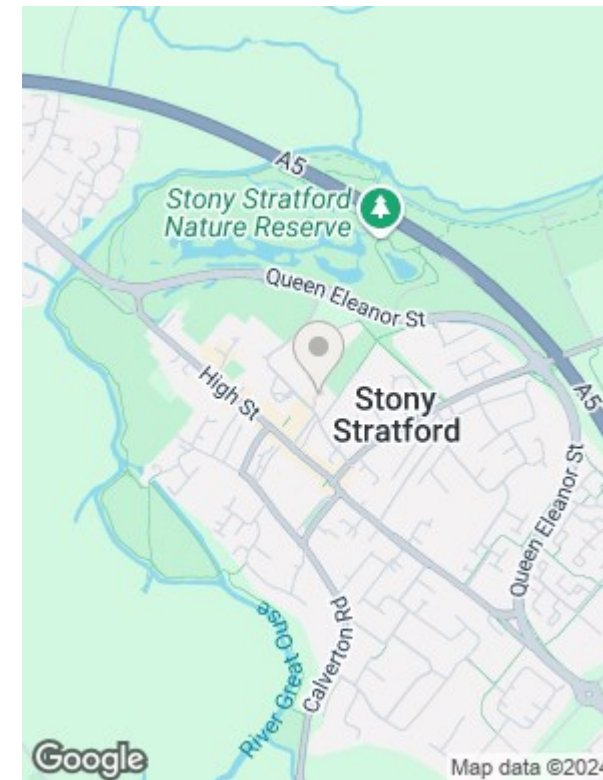
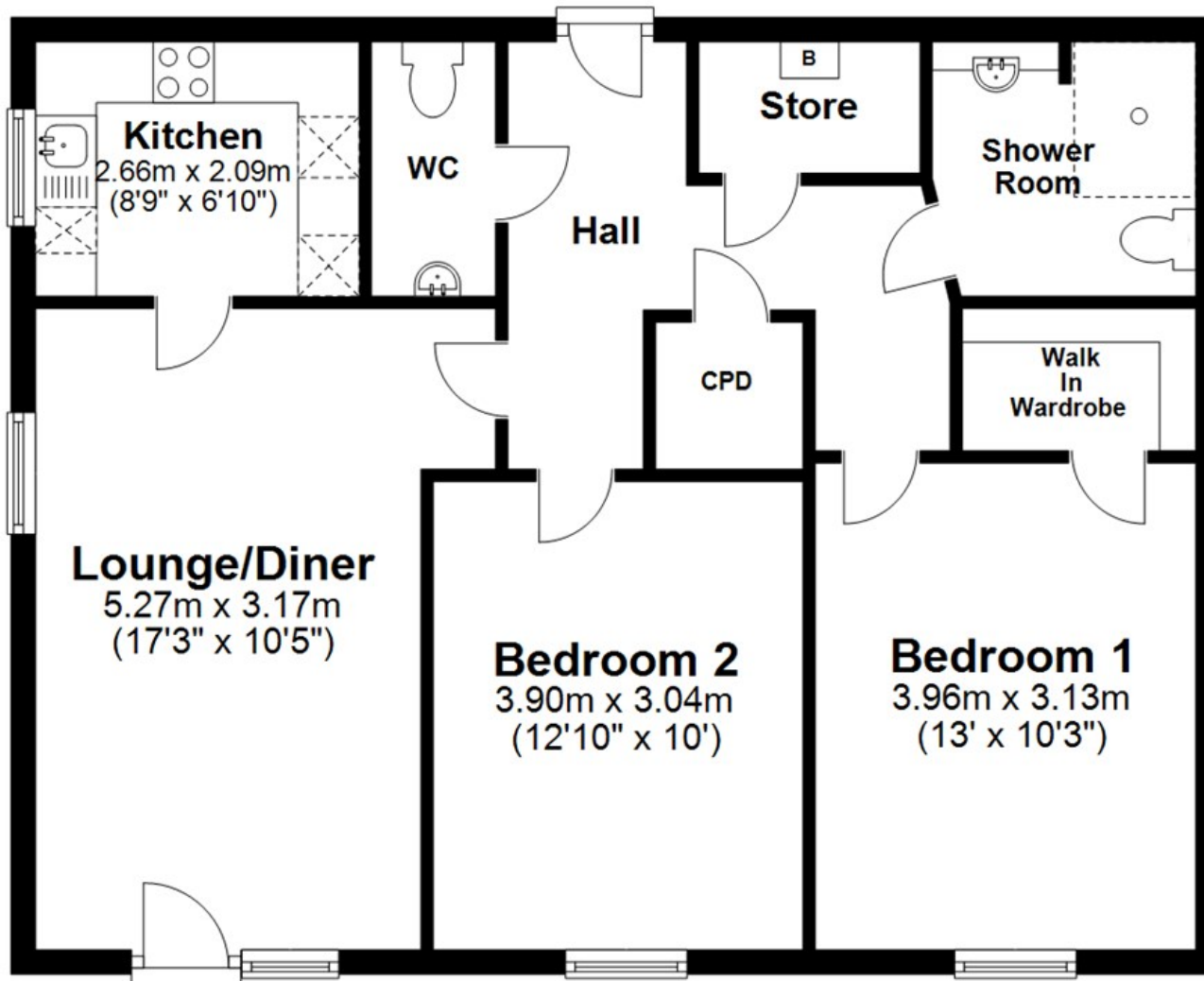






# First Floor

Approx. 68.1 sq. metres (733.2 sq. feet)



## Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

-  01908 561010
-  stony@carters.co.uk
-  carters.co.uk
-  59 High Street, Stony Stratford, MK11 1AY



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(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	

