



St. Giles Mews, Stony Stratford, MK11 1HT



**Flat 13
Elizabeth House St. Giles Mews
Stony Stratford
Milton Keynes
MK11 1HT**

£230,000

A spacious 1 bedroom ground floor apartment in the sought-after Elizabeth House development offering retirement living for those aged 70 and over - the property has been competitively priced to sell.

The apartment is located on the ground floor and it has private accommodation comprising; a spacious hall, large storage cupboard, lounge/dining room, separate fitted kitchen with appliances, double bedroom with walk in wardrobe, and a wet room shower room. Located on the end of the block the property benefits from an additional windows and the natural light, and its own private balcony.

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.

- Retirement Living for the Over 70's
- Immaculate Presentation
- Fabulous Location Just Off Town Centre
- Spacious Hall & Large Storage Cupboard
- Lounge/ Dining Room
- Fitted Kitchen with Appliances
- Double Bedroom with Walk In Wardrobe
- Wet-room Shower Room
- Private Balcony
- NO ONWARD CHAIN





Accommodation

The front door opens into a spacious hall which has a large airing/ storage cupboard.

The lounge/dining room has a door to the kitchen and window to the side and a window and glazed door opening to a private balcony with space for a small table and chairs. This has lovely views over the grounds and local primary school sports ground.

The kitchen has a range of units to floor and wall levels with worktops, sink unit and integrated electric hob, extractor hood, oven and combination microwave oven and fridge/ freezer and dishwasher. Window to the side (a feature many apartments do not have). There is no need for a washing machine or dryer – Elizabeth house has large communal laundry room.

The double bedroom has a window overlooking the grounds and a walk-in wardrobe fitted with shelving and hanging rails.

A wet room shower room as a suite comprising W.C, wash basin mounted in a vanity unit and a wet room shower. Tiled walls and a towel radiator Wall mounted cabinet with mirror.

Outside

The property has a private balcony leading off the living room with decking, and lovely view of the gardens and the local primary school tennis courts and sports ground.

Elizabeth house has beautifully manicured grounds for the use of the residents and some general parking.

Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

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 (£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.

Costs & Charges

Lease Length: 999 years from 2017 - Managed by

McCarthy and Stone Management Services

Ground rent: To be confirmed

Annual Service Charge: to be confirmed

Council Tax Band: B

Breakdown of Services

- 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.

Features for Homeowners

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)

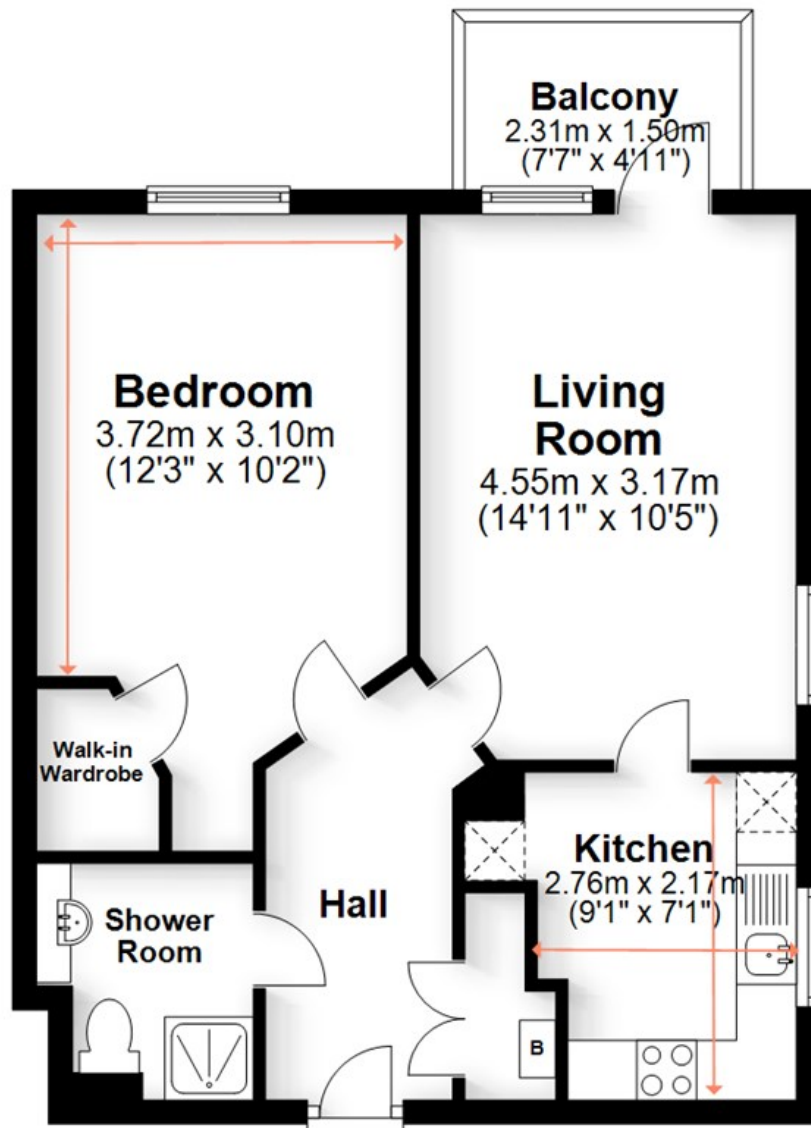
Door entry system with video option via your TV Estate Manager

Communal Entrance

Elizabeth House has an inviting entrance with security doors and a reception area. From the entrance there is easy access to residence facilities such as the homeowners lounge for socialising, the restaurant and the laundry. No 13 is located on the ground floor, towards the back right-hand corner of the development.

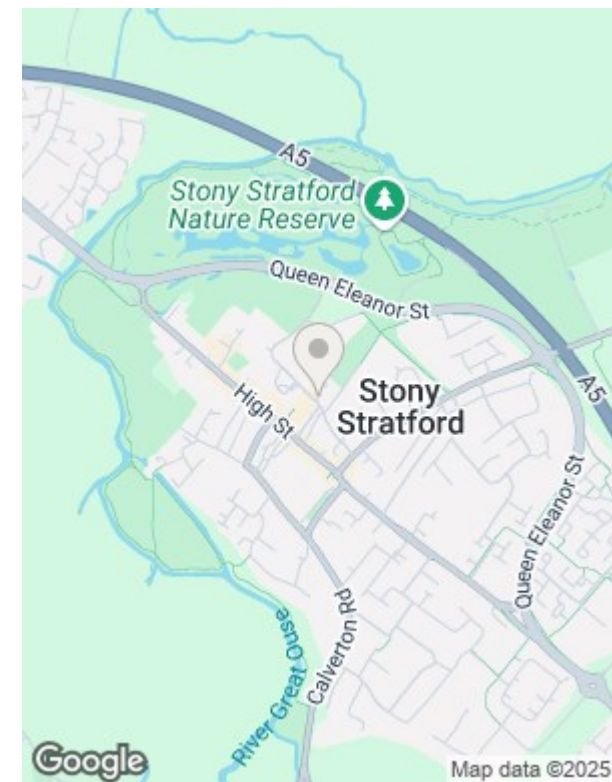


Ground Floor



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.



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

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carters.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

