

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

Guide price £350,000 Leasehold

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Paul Barker ESTATE AGENTS

23 Eleanor House 232 London Road

St. Albans, AL1 1NR

A beautifully presented and generously proportioned first-floor, two bedroom apartment with a balcony, offering approximately 820sq.ft./76sq.m, with bright, stylish living space, ideally suited for comfortable retirement living. Located within Eleanor House, a highly regarded McCarthy & Stone Retirement Living PLUS development, the property is exclusively available to residents aged 70 and over.

The apartment provides excellent natural light throughout, and includes lift access to all floors. Designed for ease and independence, the development also offers peace of mind with a secure entry system and 24-hour CCTV.

Eleanor House is part of McCarthy & Stone's PLUS range, which offers independent living with the reassurance of additional care and support, tailored to individual needs. A dedicated on-site team, led by an estates manager, is available to arrange flexible care packages, with homeowners receiving one hour of domestic assistance per week as part of the service charge. Additional support services, such as cleaning, can be arranged by appointment.

Communal facilities include a welcoming homeowners' lounge for socialising with neighbours and visiting family, a chef-run restaurant providing freshly prepared meals daily, and a laundry room equipped with washing machines and tumble dryers. Externally, residents can enjoy attractively maintained gardens designed for relaxation.

The development is conveniently located on London Road, within one mile of the city centre and close to the mainline train station offering direct services to St Pancras International. Regular bus services to both the station and city centre are available via nearby stops on London Road.

This apartment represents a rare opportunity to enjoy a safe, sociable, and low-maintenance lifestyle with the flexibility of extra care if ever required.

























ACCOMMODATION

Hallway

Lounge/Dining Room
20 x 11 (6.10m x 3.35m)

Kitchen
9'11 x 8'1 (3.02m x 2.46m)

Bedroom 1
18'7 x 10'2 (5.66m x 3.10m)

Bedroom 2
12'11 x 10 (3.94m x 3.05m)

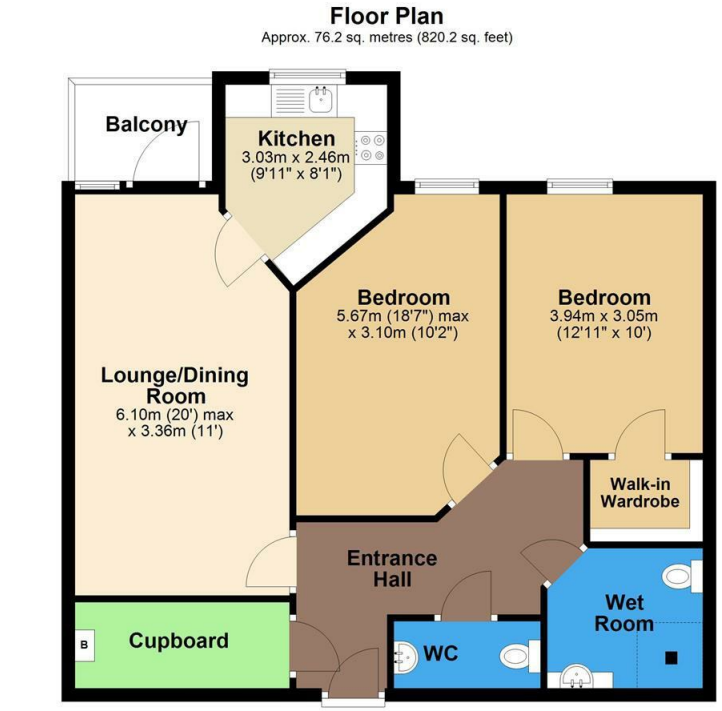
Wet Room

WC

OUTSIDE

Balcony

Floor Plan



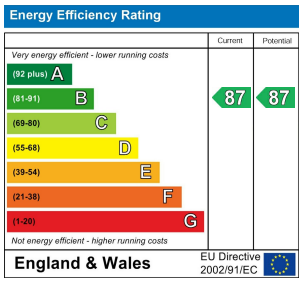
Total area: approx. 76.2 sq. metres (820.2 sq. feet)

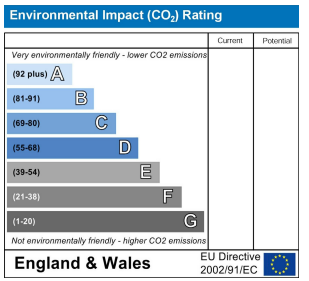
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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.

Area Map



Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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