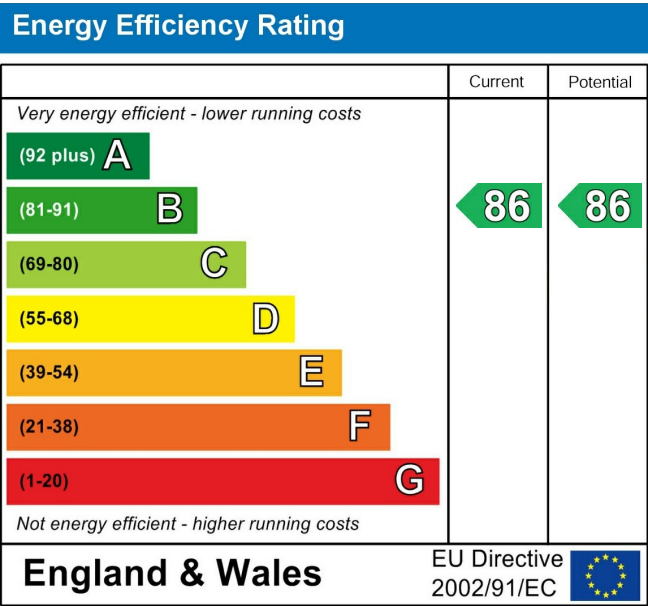
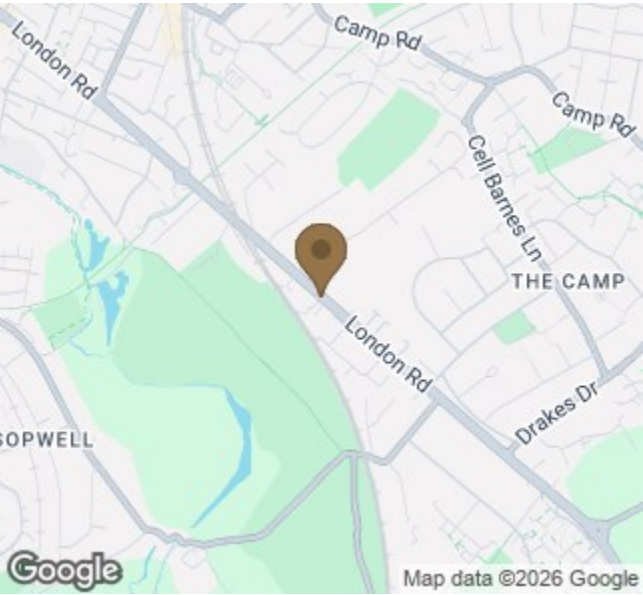
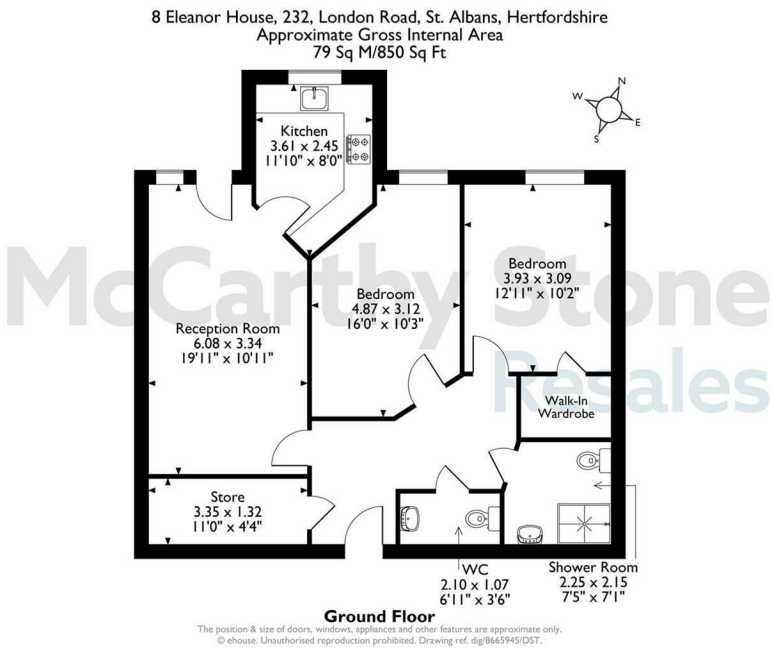




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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



8 Eleanor House

232 London Road, St. Albans, AL1 1NR

2 1 **Council Tax Band: D**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 8 Eleanor House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £450,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious Living room with a patio area
- Modern kitchen with built in appliances
- Master Bedroom with walk-in wardrobe
- 24-hour staffing
- Social communal Lounge
- Table Service Restaurant
- Second bedroom perfect for use as a dining room or study
- 24 Hour Emergency Response System
- Communal Gardens
- Guest Suite for visiting family & friends

McCarthy & Stone
Resales.

★ Trustpilot

★★★★★

 Rated Excellent

8 Eleanor House, St. Albans

 2 |  1 | Asking price £450,000

Development Overview

Eleanor House is one of McCarthy Stones Retirement Living PLUS range and is facilitated to provide it's homeowners with extra care, if needed. Retirement Living PLUS developments, such as Eleanor House, offer thoughtfully-designed, low-maintenance, private apartments in prime locations with communal areas for socialising, including a chef-run restaurant.

Our dedicated on-site team, led by our Estates Manager, provide tailored care packages, so you only ever have to pay for the help you actually use. The 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 hours domestic assistance per week, however, additional hours can be arranged by prior appointment.

There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency. For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite restaurant with freshly cooked meals provided everyday. Laundry room with washing machines and tumble dryers.

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Property Overview

A well-presented one-bedroom retirement apartment offering comfortable and spacious living. The apartment features direct access to a walk out patio area off of the spacious lounge/ dining area, a modern fitted kitchen with ample storage, two double bedrooms, a contemporary wet room-style wet room complete with a level-access shower, as well as its own allocated car parking space. Further benefits include a large storage cupboard off the hallway, providing excellent practicality. Ideally suited for those seeking a low-maintenance home within a welcoming community setting.

Care & Support

The personal care services available at Eleanor House can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day,

led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

The Bistro

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Eleanor House serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer.

Additional Information & Services

- ** Entitlements Service** Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.
- ** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Estate Manager and team on site 24/7
- One hour a week domestic assistance
- 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

Annual Service Charge £14,479.82 for financial year ending 30th June 2027. **Entitlements Service** Check out benefits you may be entitled to (Often offset by Government Entitlements e.g., Attendance Allowance £3,500-£5,200).

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information

Lease: 999 years from 1st Jan 2017
Ground rent : £510
Ground rent review: 2032

Ground Rent

Ground rent £510 per annum
Ground rent review date: Jan 2032

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

