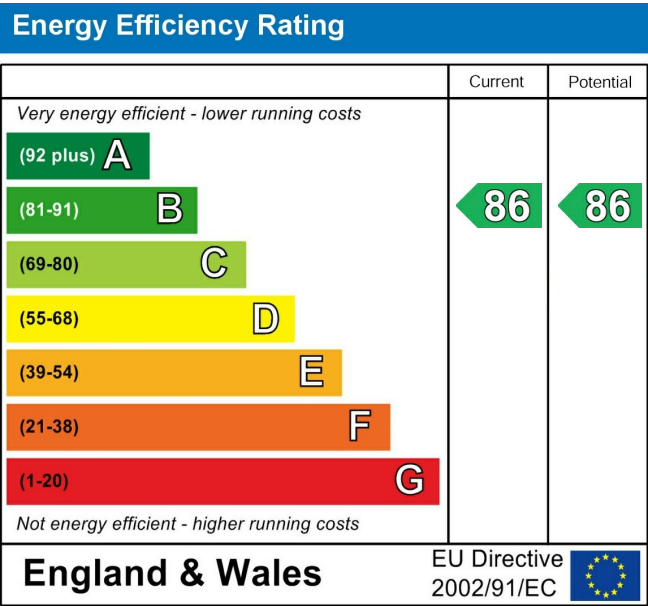
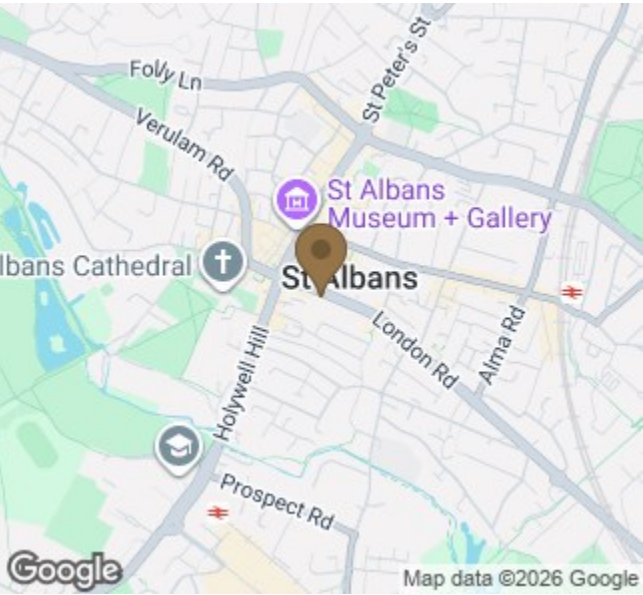




Total floor area 86.3 sq.m. (863 sq.ft.) approx.
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



44 Eleanor House

London Road, St. Albans, AL1 1NR



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 44 Eleanor House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £350,000
Leasehold

0345 556 4104

resales@mccarthyandstone.co.uk

mccarthyandstoneresales.co.uk

Why you'll love living here:

- Well presented second floor apartment
- Modern Kitchen with integrated appliances
- Two double bedrooms
- 24/7 Staffing
- Communal Homeowners Lounge
- Table Service Restaurant - serving fresh meals!
- Landscaped Gardens
- Guest Suite - small fee applicable
- 24-Hour Emergency Contact
- Part Exchange & Entitlements Advice available

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

44 Eleanor House, St. Albans

Eleanor House

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 of age or over.

Local Area

St Albans is an attractive cathedral city and is widely considered to be a highly desirable place to live. St Albans is well known for its large range of shops, boutiques, market, roman ruins, beautiful landscapes and parks. Our development is close to the town centre. With something for everyone: there's a mix of town life, country life, culture, history, walks, arts, shops and parks, it's an ideal choice for retirement. Shopping in St Albans is also great, with plenty of shops to choose from. These include wine merchants, women's fashion shops and charity stores. Social activities are also a strong focal point of St Albans with a theatre, museum, and a full programme of events at the cathedral.

Apartment Summary

Enjoy lunch on us when you take a tour of Eleanor House – book your viewing now!

This beautifully maintained two-bedroom apartment offers comfortable, independent retirement living in a welcoming and secure environment, ideally located on London Road, St Albans. The apartment features a generously proportioned living room, providing an inviting space to relax and entertain, together with a modern fitted kitchen complete with integrated appliances. There are two well-sized double bedrooms, both benefiting from built-in wardrobes, offering excellent storage. A contemporary wet room and separate guest cloakroom complete the accommodation. Residents at Eleanor House can enjoy a range of excellent communal facilities designed to make retirement living both



comfortable and sociable. The development includes attractive communal areas, a restaurant and beautifully landscaped gardens, providing plenty of opportunities to meet neighbours, enjoy a meal or simply relax outdoors. McCarthy & Stone retirement living PLUS at Eleanor House, offers the reassurance of a secure and friendly community while allowing residents to retain their independence.

Part Exchange, Entitlements Advice, Removals and Solicitors are all available, helping to make your move as straightforward as possible

Social Lifestyle

The Communal Lounge is at the heart of the community at Eleanor House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant/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 - all at incredibly low prices.

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.

Landscaped Gardens

One of the main social hubs of Eleanor House is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Lease Information

Lease: 999 years from 1st Jan 2017

Additional Information & Services

** Entitlements Service** Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to. .



 2 |  2 | Asking price £350,000

** 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

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

Ground Rent

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

Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service Charge £14,479.82 for financial year ending 30th June 2027

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

