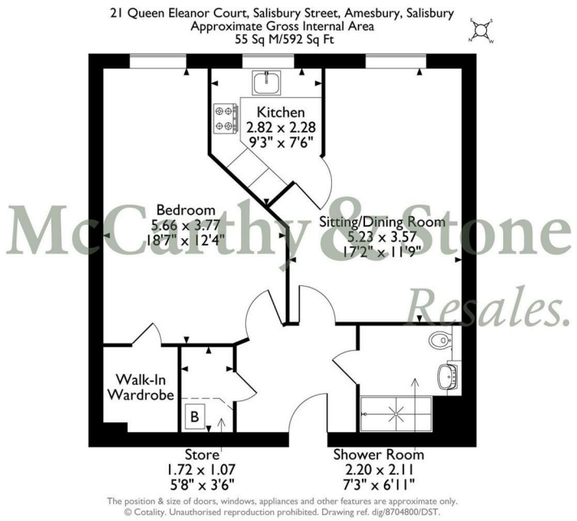
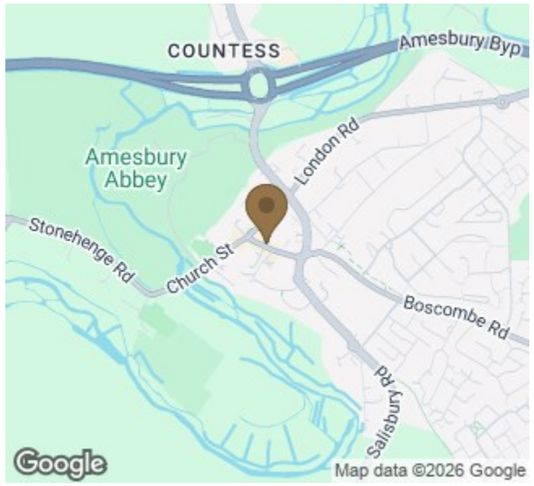
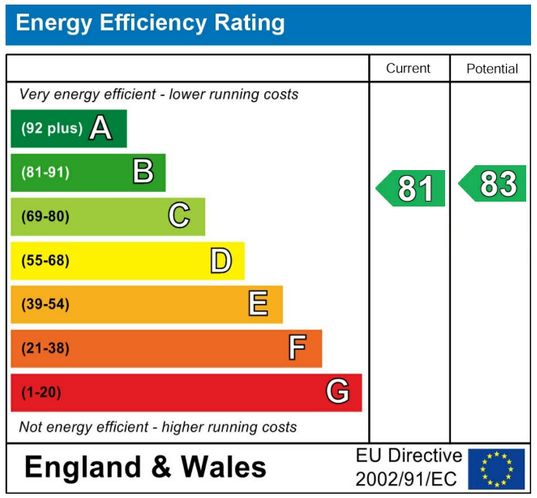
Excellent

Trustpilot

McCarthy & Stone
Resales.







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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

The Property Ombudsman

21 Queen Eleanor Court

Salisbury Street, Amesbury, SP4 7FU

1 1 Council Tax Band: C

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 21 Queen Eleanor Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

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

Why you'll love living here:

- Retirement Living
- The living room offers VIEWS OF THE PARK and has ample room for dining furniture.
- EXPERTLY DESIGNED by retirement market leaders - The apartment offers independent living only with added convenience and peace of mind.
- MODERN KITCHEN with views of the gardens.
- Dedicated House Manager overseeing the day to day running of the development.
- 24 hour careline provides additional peace-of-mind
- Stunning Communal facilities
- Beautiful landscaped gardens
- Guest suite for visiting family

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

21 Queen Eleanor Court, Amesbury

1 | 1 | Asking price £150,000

Queen Eleanor Court
Queen Eleanor Court is a prestigious gated community constructed in 2015 by multi award-winning retirement homes specialist McCarthy and Stone and is perfectly located adjacent to the excellent amenities available on Salisbury Street, including supermarkets, an eclectic range of retail outlets, restaurants, café's, pubs etc. This is a 'retirement living' development exclusively for those aged over 60. Queen Eleanor Court offers the level of freedom needed to maintain your independence for longer in your own home, living retirement to the full. It's so easy to make new friends and to lead a busy and fulfilled life at Queen Eleanor Court; It is a vibrant and socially active community with plenty of regular events and activities. Naturally all are welcome but there is certainly no obligation to participate and home owners can be as involved or remain as private as they wish. For peace of mind our House Manager provides excellent support to Home Owners whilst ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and window cleaning is taken care of.

Property Overview
A bright and modern first floor apartment with beautiful park views, The spacious living are has plenty of room for living and dining furniture. There is a modern kitchen fitted with integrated appliances and shower room with an easy access walk in shower. The bedroom benefits from a beautiful walk in wardrobe.

Social Lifestyle
One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:

"Our social calendar is busier than ever, with something for all tastes and abilities."

"Our hectic social calendar continues to expand in all directions, giving everyone an opportunity to take part in something they enjoy. For instance, we devoted our weekly coffee morning to Marie Curie and thoroughly enjoyed raising the princely sum of £313.99."

"Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here."

Lifestyle Services
Lifestyle Services at our Queen Eleanor Court development make everyday life easier, giving you more time to enjoy your retirement. From help with household tasks such as cleaning, laundry and shopping, to support with collecting prescriptions and other day-to-day errands, services can be tailored to your needs. Delivered by friendly on-site teams, Lifestyle Services provide added convenience, reassurance and flexibility, helping you maintain your independence while enjoying the lifestyle you want.

Landscaped Gardens
One of the main social hubs of Queen Eleanor Court 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

Additional Information and Services
- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Parking
There is parking available on a permit basis with a charge of around £250 per annum for which there may be a waiting list.

Service Charge
What your service charge pays for:
- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in 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 House Manager.

Service Charge: £3599.04 per annum 30/09/2027

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

Leasehold Information
Lease: 125 Years from 1st Jan 2015
Ground rent £425. per annum
Ground rent review: 1st Jan 2030

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.