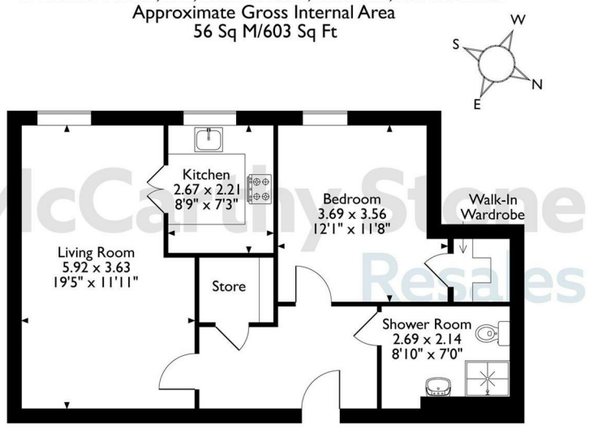
Excellent

Trustpilot

McCarthy & Stone
Resales.

43 Eleanor House, 232, London Road, St. Albans, Hertfordshire
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



Second Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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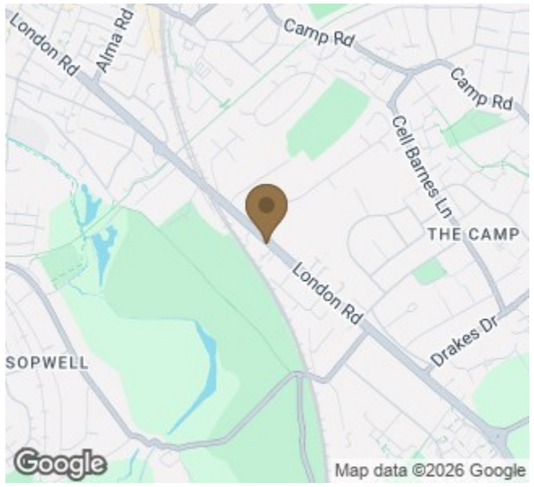

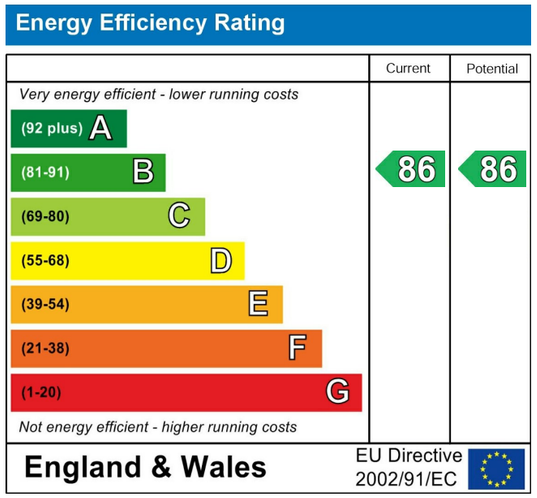

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

43 Eleanor House

232 London Road, St. Albans, AL1 1NR

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

Asking price £250,000
Leasehold

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

Why you'll love living here:

- One bedroom retirement apartment
- Modern kitchen with integrated appliances
- Communal Gardens
- 24/7 - Emergency pull cords
- Social homeowner's lounge
- 24-hour staffing
- On-Site Bistro
- Well equipped laundry room
- Landscaped gardens
- Close to local amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

43 Eleanor House, St. Albans

1 | 1 | Asking price £250,000

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 a generous living/dining room with large windows and pleasant views over the development, a modern fitted kitchen with ample storage, a double bedroom and a contemporary wet room-style wet room complete with a level-access shower. 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

- Fibre to the cabinet 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 £10,828.08 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.

Leasehold

Lease: 999 years from 1st Jan 2017
Ground rent : £435
Ground rent review: 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.