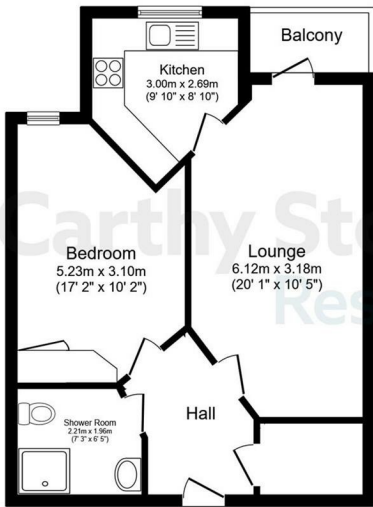
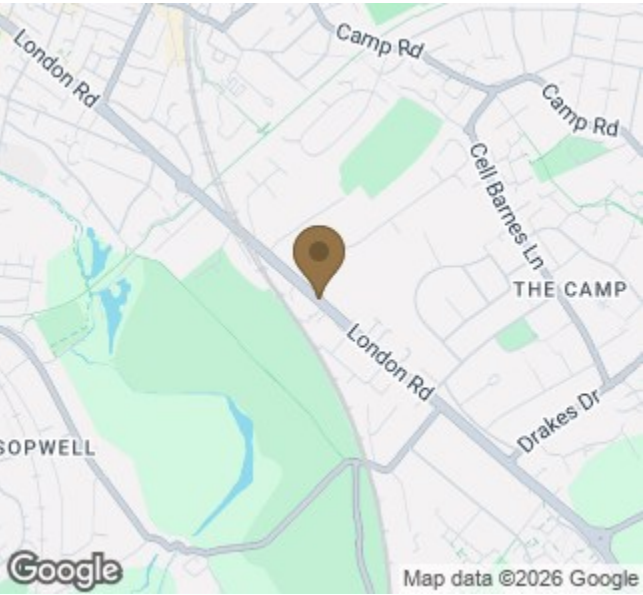




Total floor area 50.4 sq.m. (542 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Registered in England and Wales No. 10716544



22 Eleanor House

232 London Road, St. Albans, AL1 1NR



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

Asking price £240,000
Leasehold



0345 556 4104



resales@mccarthyandstone.co.uk



mccarthyandstoneresales.co.uk



Why you'll love living here:

- Spacious Double bedroom apartment
- Modern kitchen with integrated appliances
- Communal Gardens
- 24/7 - Emergency pull cords for peace of mind
- Homeowner's lounge where SOCIAL events take place
- Estate's Manager on site with 24 hour staffing
- Chef Run Bistro providing subsidised freshly cooked meals
- Laundry room with washing machines and dryers

McCarthy & Stone
Resales.



★ Trustpilot ★★★★★ Rated Excellent

22 Eleanor House, St. Albans

 1 |  1 | Asking price £240,000

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 or 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

Kitchen

A sleek modern kitchen with a range of high gloss wall and base units and complimentary worksurfaces over. Integrated appliances to include; fridge/freezer, waist height oven (for minimal bend) and microwave above. Four ring induction hob with stainless steel extractor hood over. The stainless steel sink with chrome mono lever mixer tap sits beneath the double glazed window.

Living Area

A light and spacious living area, neutrally decorated and carpeted throughout which provides ample room for comfortable seating and dining alike. There is a full height window which allows natural daylight to flood the room. Partially glazed double doors lead onto the kitchen providing an open planned feel. Raised tv socket and power points for ease.

Bedroom

A generously sized double bedroom, neutrally decorated and carpeted throughout and boasts a walk in wardrobe providing ample clothes and shoe storage. Raised power sockets and TV point. Double glazed window to rear aspect.

Wet Room

A modern wet room style shower room. Fully tiled throughout with level access walk in shower and curtain surround. Low level WC, sink with vanity unit below and illuminated wall mounted mirror above. 24/7 emergency pull cord for peace of mind.

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 & Additional Information

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 CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

