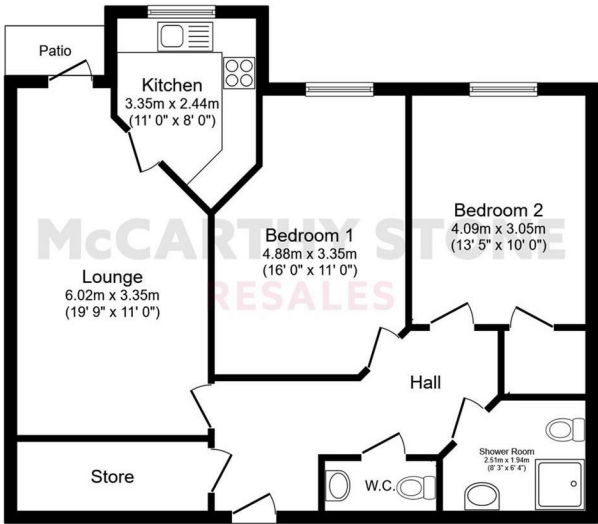
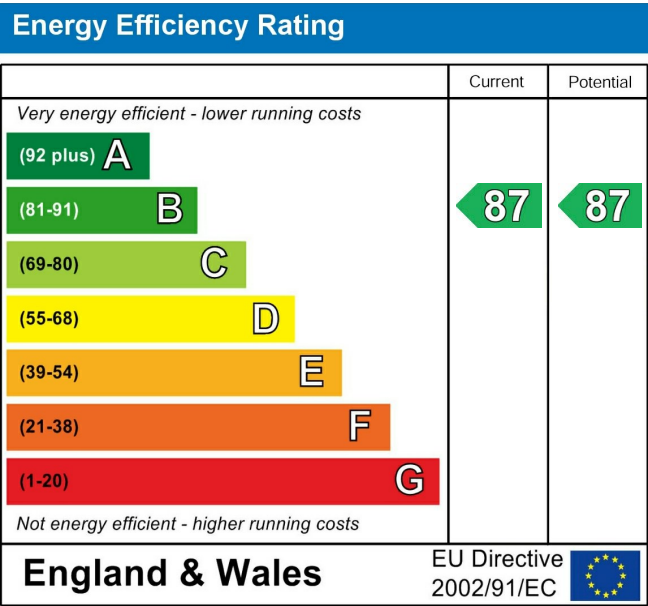
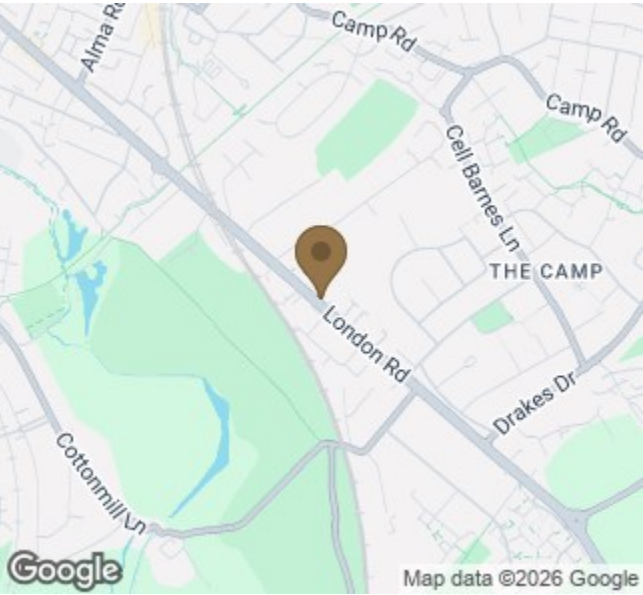




Total floor area 75.7 sq.m. (815 sq.ft.) approx
Printed Contact Details...
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.

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Registered in England and Wales No. 10716544



6 Eleanor House

232 London Road, St. Albans, AL1 1NR

2 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 6 Eleanor House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £320,000
Leasehold

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

Why you'll love living here:

- Patio area accessed via living room
- Modern kitchen with built in appliances
- Two double bedrooms
- Ground floor apartment
- Allocated car parking space
- Communal Lounge where social events take place
- Table Service Restaurant
- Guest suite for family and friends
- Estate Manager + 24-hour staffing
- Part Exchange & Entitlements Advice available

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

6 Eleanor House, St. Albans

 2 |  2 | Asking price £320,000

Summary
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.

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 and boutiques and our development is close to a variety of amenities, as well as beautiful landscapes and parks. With something for everyone, ranging from historical parks to formal scented gardens, it is an obvious choice for your 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 the theatre and Christmas Carnival two key local attractions. Welwyn Garden City is about 8 miles away if you fancy a change of scene.

Apartment Summary
ENJOY LUNCH ON US WHEN YOU VIEW ELEANOR HOUSE - BOOK NOW!

A superbly presented two-bedroom ground floor retirement apartment at Eleanor House, ideally positioned close to the development's excellent communal facilities. Offering a comfortable and convenient lifestyle, this attractive apartment is ready to move into and provides well-appointed accommodation throughout. The spacious living room enjoys direct access to a private patio area, creating a pleasant space to relax or enjoy the outdoors. The immaculate kitchen is fitted with a range of units and built-in appliances, providing a practical and stylish setting for everyday



living. There are two well-proportioned double bedrooms, a contemporary wet room, and a separate guest cloakroom, making the property particularly versatile for residents and visitors alike. The apartment also benefits from an allocated parking space. Eleanor House provides a welcoming community environment with a superb selection of facilities, including an on-site restaurant, beautifully landscaped gardens and a communal lounge, where residents can enjoy a programme of social events and activities. This appealing retirement apartment combines comfortable, low-maintenance living with the reassurance and convenience of excellent on-site facilities.

Part Exchange, Entitlements Advice, Removals and Solicitors all available

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.

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.

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

Allocated Car Parking Space
The apartment has an allocated car parking space within the private car park (Bay 'Z')

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.



Lease Information
Lease Length: 999 years from 1st Jan 2017
Ground Rent: £510 annually.
Review date January 2028.

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

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

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.

