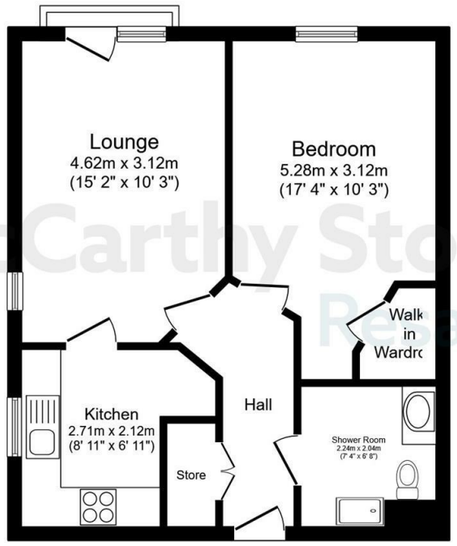
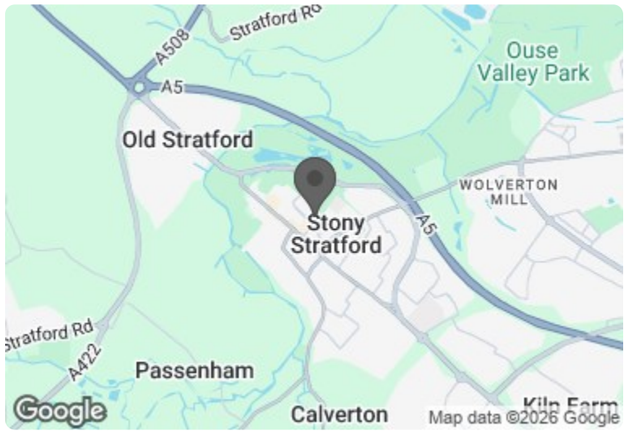
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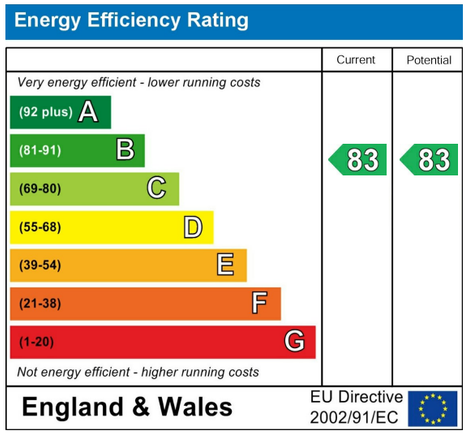


Total floor area 47.1 sq.m. (507 sq.ft.) approx

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

Council Tax Band: B





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The Property Ombudsman

McCarthy Stone
Resales

27 Elizabeth House

St. Giles Mews, Milton Keynes, MK11 1HT



PRICE REDUCED





PRICE REDUCTION

Asking price £265,000 Leasehold

A well presented ONE BEDROOM apartment boasting a MODERN kitchen, shower room, Generously sized living area with ample room for dining and JULIET BALCONY. Elizabeth House, a McCarthy Stone retirement development is nestled in Stony Stratford. Elizabeth House encompasses an on-site BISTRO and Homeowners Lounge where SOCIAL events take place.

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Elizabeth House, St. Giles Mews, Stony

1 Bed | £265,000

Elizabeth House
Elizabeth House is located in the historic Buckinghamshire market town of Stoney Stratford. This fine collection of age-exclusive apartments is a must-see for those seeking retirement living in a fantastic location. The complex includes one and two bedroom properties, which are spacious, stylish, and offer the benefits of Retirement Living PLUS. Each apartment at Elizabeth House includes a large bedroom, spacious living area and high quality kitchen, bathroom and underfloor heating. An 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 hour of domestic assistance per week, however, additional hours can be arranged by prior appointment.
The development has a great community spirit with regular activities, annual events and day trips. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathrooms and main bedroom.
Your home at Elizabeth House offers great comfort and security, allowing you to enjoy an independent and social retirement. Away from the privacy of your apartment, Elizabeth House features a selection of social areas, including the homeowners lounge and gardens. There is also a fantastic restaurant serving 3-course lunches every day of the year, complete with table service.
When your friends and family wish to visit, they too can enjoy comfort and privacy in the guest suite (£25 per night - subject to availability)
It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Local Area
Stony Stratford is a small market town with a big history alongside bags of style, charm and character making it the perfect location for your new home.
This friendly and flourishing community dates back to Roman times and has had a market charter since 1194. Today there's a good selection of local amenities in Stony Stratford including shops, a doctor, dentist, post office and pharmacy all a short walk from home. You can also visit the regular market and farmers' market, plus there's the rare privilege of free parking. The inns and restaurants are numerous and come with some excellent stories including many Dick Turpin tales and claiming the origin of the phrase "cock and bull story".
Alternatively head into Milton Keynes, just over 5 miles away by road from Elizabeth House. One of the original new towns, Milton Keynes is a thriving centre for culture with a first-class theatre, galleries and museums plus plenty of choices for shopping and eating out.
If you enjoy spending time in the fresh air, the River Great Ouse and the Ouse Valley Park meander all around Stony Stratford offering miles of riverside walks and picturesque spots to watch the world go by.
Step back in time with an interesting day out at Bletchley Park, the home of the World War II Enigma machines and the codebreakers. Once one of the best kept secrets in the country, Bletchley Park is now sharing its enthralling story with visitors. Alternatively, visit Stowe Gardens, about 10 miles away, to admire the scale and grandeur of this home, once owned by one of the most powerful families in Georgian England.
There is shopping, history, entertainment and leisure in the idyllic market town of Buckingham less than 9 miles away; or try your luck at the recently refurbished Towcester Racecourse where both horse and greyhound racing is offered.

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system and apartment secure entry system are situated in the hall. Door leading to a large walk-in storage/airing cupboard. Illuminated light switches, smoke detector, Doors lead to the livingroom, bedrooms, wet room and guest cloakroom.

Living Room
A bright and spacious living room benefitting from a double glazed French door opening onto a Juliet balcony. There's ample space for a dining table. TV and telephone points, Sky/Sky Q connection point. Fitted carpets, curtains and light fittings, Raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen
Modern kitchen fitted with a range of wall, drawer and base units for ample storage, finished in sleek high gloss. Modern roll top work surfaces over. Inset Bosch electric oven and microwave, Stainless steel sink unit with mixer tap and auto opening window over. Over counter and under pelmet mood lighting, ceiling spotlights. Four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge/freezer. Floor tiling ventilation system.

Master Bedroom
A spacious, bright and airy room benefits from a large double glazed window. Raised sockets for convenience, TV and telephone points. Walk in wardrobe providing shelving, drawers and hanging rails. Fitted carpets and light fittings.

Shower Room
Fully fitted suite with shower and curtain. Low level WC, vanity unit with wash basin and cupboards beneath finished in high gloss. Fitted mirror fronted vanity cabinet to wall. Half height tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Slip resistant flooring.

Service Charge
- Onsite Estate Manager and team
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

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: £10,857.35 for financial year ending 30/06/2027.

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Ground Rent
Ground rent: £510 per annum
Ground rent review: 1st January 2033.

Lease Information
999 Years from 1st June 2018

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

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











