

22 Eleanor House 232 London Road, St. Albans, AL1 1NR

Guide price £240,000 Leasehold

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Paul Barker ESTATE AGENTS

22 Eleanor House 232 London

St. Albans, AL1 1NR

A wonderfully positioned one double bedroom, first floor apartment with a delightful balcony overlooking the attractive gardens. Offered for sale with the benefit of no onward chain.

Set within the sought-after Eleanor House, a McCarthy & Stone retirement complex, which is exclusively for people aged 70 years and over. Located on the first floor floor and accessed via stairs and lifts that access all floors.

The development is thoughtfully and beautifully designed, offering private apartments with additional fantastic communal areas including the fabulous gardens, homeowners' lounge for socialising with friends and family, the chef run restaurant provides a 3 course table service lunch every day. As well as a laundry room with washing machines and tumble dryers.

The service charge includes the cost of an on-site team led by an Estates Manager, who provide a 24/7 response to residents. In addition, the charge includes 1 hour domestic assistance per week and the upkeep of all communal areas and gardens. The development is also set up to provide extra personal care packages and domestic help if required. For your reassurance, the development is fitted with 24-Hour CCTV and a secure entry system.

Located on London Road, with easy access to the City centre, leafy parks, museums, restaurants, and all that St Albans has to offer, all within 1 mile. The mainline train station into St Pancras International is also close by. There are regular buses to both via bus stops on London Road.

























ACCOMMODATION

Hallway

Lounge
20'11 x 10'7 (6.38m x 3.23m)

Kitchen
11'11 x 8'2 (3.63m x 2.49m)

Bedroom
13;'7 x 10'3 (3.96m;'2.13m x 3.12m)

Bathroom

Balcony
8'2 x 6'4 (2.49m x 1.93m)

EXTERNAL

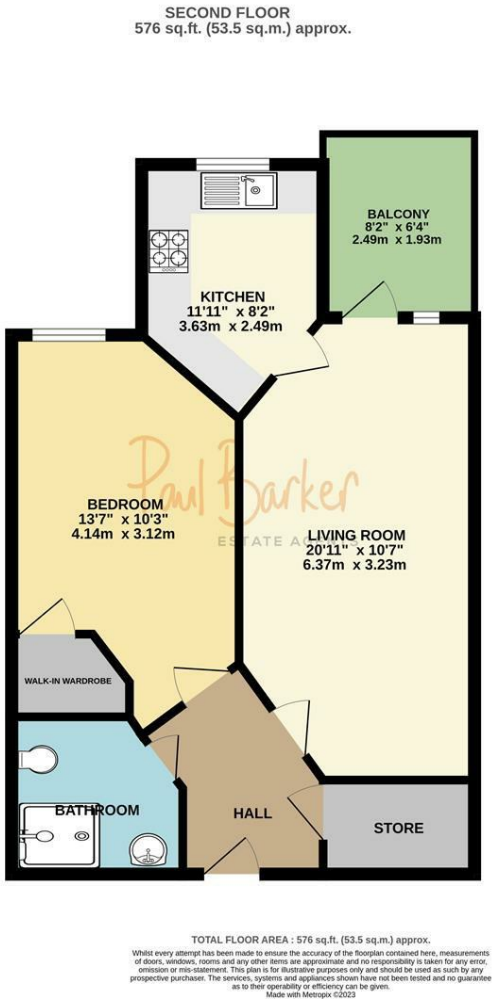
Communal grounds

Service charge - £902.34 pm

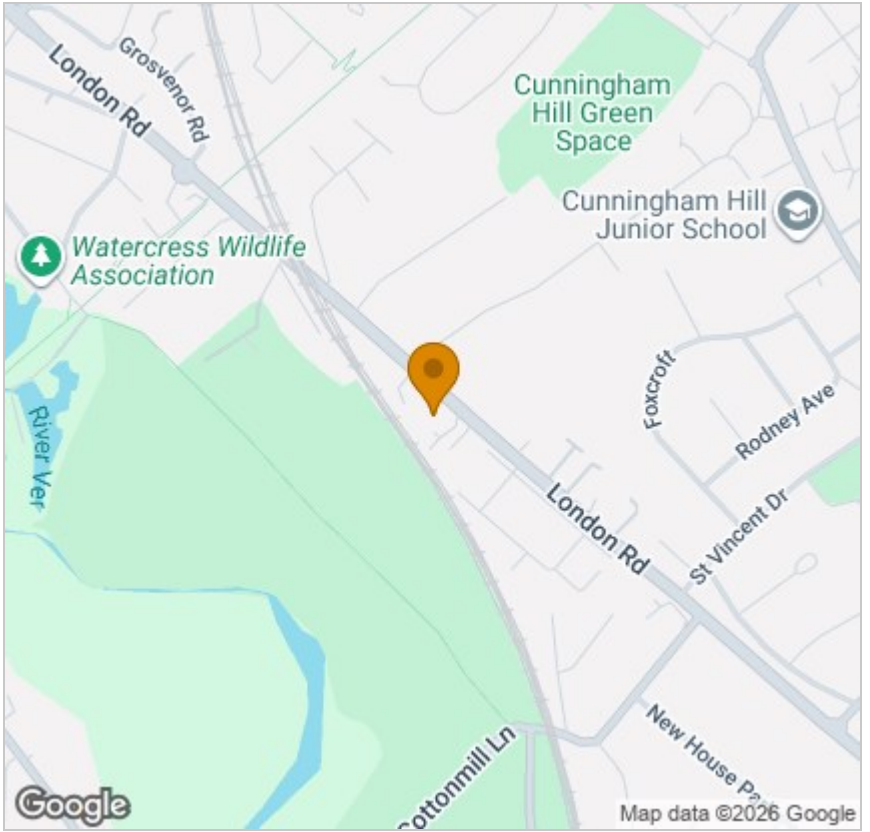
Ground rent - £435pa

Lease remaining - 990 yrs

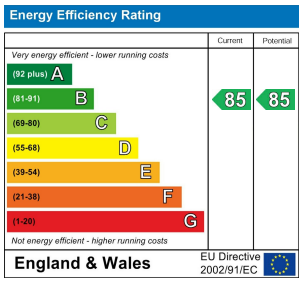
Floor Plan

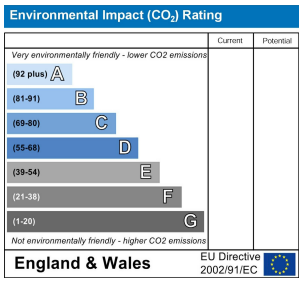


Area Map



Energy Efficiency Graph





Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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