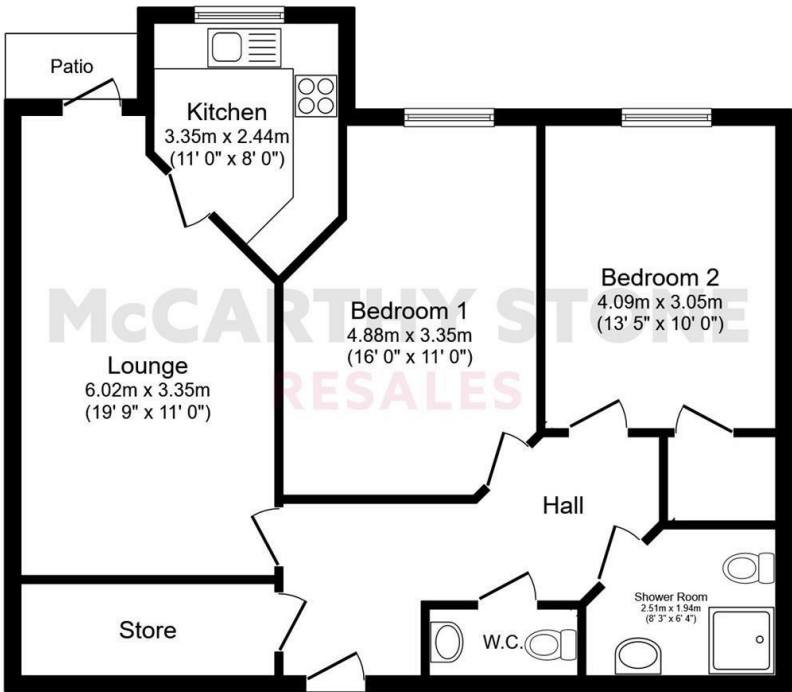


6 Eleanor House

232 London Road, St. Albans, AL1 1NR

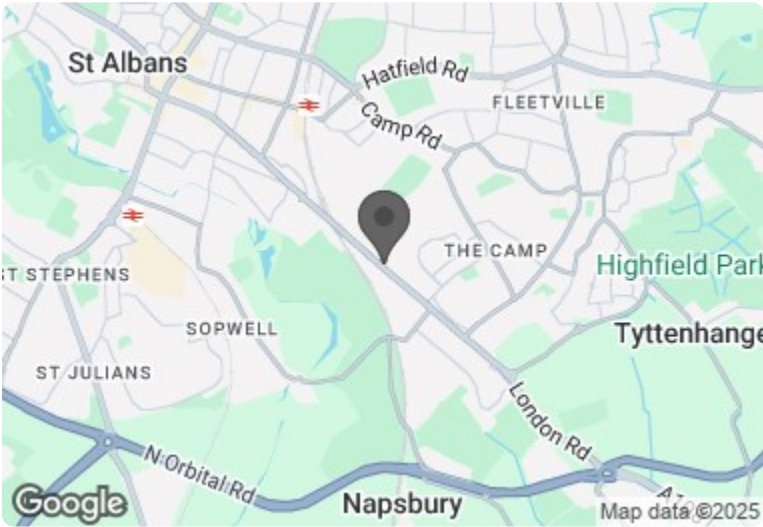
PRICE  
REDUCED



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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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	



PRICE REDUCTION

Asking price £499,000 Leasehold

SUPERBLY PRESENTED retirement apartment benefitting from a spacious living room with a PATIO AREA. Modern kitchen with BUILT-IN APPLIANCES. TWO DOUBLE BEDROOMS, CONTEMPORARY WET ROOM and GUEST CLOAKROOM. The apartment comes with an ALLOCATED PARKING SPACE. The development offers EXCELLENT COMMUNAL FACILITIES including an on-site restaurant, landscaped gardens and communal lounge where SOCIAL EVENTS take place.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

Call us on 0345 556 4104 to find out more.

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.





# Eleanor House, 232 London Road, St Albans,

# 2 Bed | £499,000

### 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.

### Entrance Hall

Front door with spy hole and letter box. Wall mounted emergency intercom and door entry system. Walk in cupboard with ample storage and could be used for a mobility scooter storage. Under floor heating runs throughout the apartment. Doors giving access to living room, bedrooms, wet room and guest cloakroom

### Living Room

Bright and airy living room with the benefit of a double glazed door opening onto a sheltered patio area. This spacious room provides ample room for a dining table and chairs. Fitted with underfloor heating controlled by a wall mounted thermostat. Raised power points. Two 'daylight type' ceiling lights, curtains, fitted carpets. Partially glazed door to separate Kitchen.

### Kitchen

Fully fitted modern kitchen, in an 'as new' condition with a range of high gloss wall, base units and fitted work surfaces. A stainless steel sink unit, with drainer and mixer tap, sits beneath a double glazed window with fitted blind. Ceiling - and under (wall) unit - spot lighting. Neff oven with up and under door, and matching microwave above. Four ringed induction hob with chrome extractor hood over. Integrated fridge and separate freezer. Integrated Dishwasher. Tiled flooring with underfloor heating.

### Master Bedroom

Double bedroom with a double glazed window with two openers. TV and telephone connectivity, variety of raised power points. Central ceiling light. Walk-in wardrobe providing hanging rails and shelving. Underfloor heating with wall mounted thermostat. Fitted carpets, light fittings.

### Wet Room

Fully tiled and fitted with suite with level access shower with support rail and curtain. Low level WC, vanity unit with storage cupboards and wash basin with illuminated mirror above. Shaving point, ceiling spot lights, slip-resistant flooring, electric heater and extractor fan.

### Bedroom Two

Double bedroom that would also be perfect for use as a dining room or study. Power points. Central ceiling light. Underfloor heating with wall mounted thermostat. Fitted carpets, light fittings.

### Guest Cloakroom

Fitted suite with WC and wash basin with illuminated mirror over. Half tiled walls, floor tiles, underfloor heating, ceiling spotlights.

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- 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 £14,008.26 for financial year ending 30th June 2026. **\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (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.

### Lease Information

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

### Allocated Car Parking Space

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

### 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

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

