



HEARTWOOD
HOMES

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

£495,000

🛏️ 2 🚿 2 🚗 1



We are pleased to offer this beautifully presented two bedroom retirement apartment, exclusively for the over 70s, combining comfort, independence, and a vibrant community lifestyle.

Set within a highly regarded McCarthy & Stone development, the apartment boasts a spacious living room with direct access to well maintained balcony, perfect for enjoying a morning coffee or relaxing outdoors. The modern, well-planned kitchen complements the home, while both bedrooms are generous doubles. The principal bedroom benefits from a walk-in wardrobe, and the property further offers a stylish shower room in addition to a separate cloakroom with WC and basin.

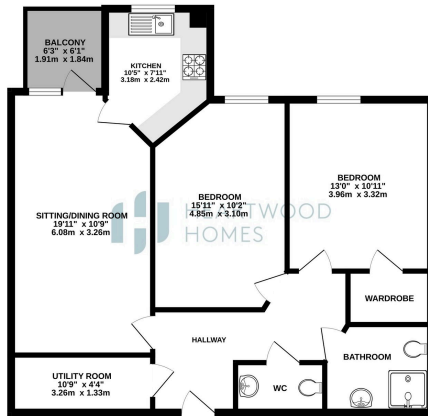
Residents benefit from the reassurance of a dedicated Estate Manager who oversees the day-to-day running of the development, along with 24-hour on-site support for complete peace of mind. The welcoming communal facilities include a contemporary residents' lounge, where a variety of social events and activities take place, as well as an on-site chef-run bistro serving freshly prepared seasonal meals.

Further advantages include a guest suite for visiting family and friends, beautifully maintained communal gardens, allocated residents' parking, and a pet-friendly policy.

Eleanor House, located on London Road in the heart of St Albans, offers an exclusive collection of modern one and two-bedroom retirement apartments, thoughtfully designed for residents aged 70 and over. The development is conveniently situated close to a bus stop with regular services into St Albans city centre, providing easy access to local amenities.



2ND FLOOR
810 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.2 sq.m.) approx.
Where shown, the area has been taken as shown on the title plan of the relevant development. Measurements of rooms, balconies, terraces, etc. are approximate and do not necessarily add up to the total area of the development. The actual, correct and authoritative area shall be taken from the title plan of the development.



- Two-bedroom retirement apartment exclusively for residents aged 70 and over
- Spacious living room with direct access to attractive communal gardens
- Two generous double bedrooms
- Stylish shower room plus separate cloakroom with WC and basin
- Excellent communal facilities including residents' lounge, social activities, guest suite, and chef-run bistro
- Located within a sought-after McCarthy & Stone development
- Modern, well-designed kitchen
- Principal bedroom includes a walk-in wardrobe
- 24-hour on-site support and dedicated Estate Manager for peace of mind
- EPC B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	