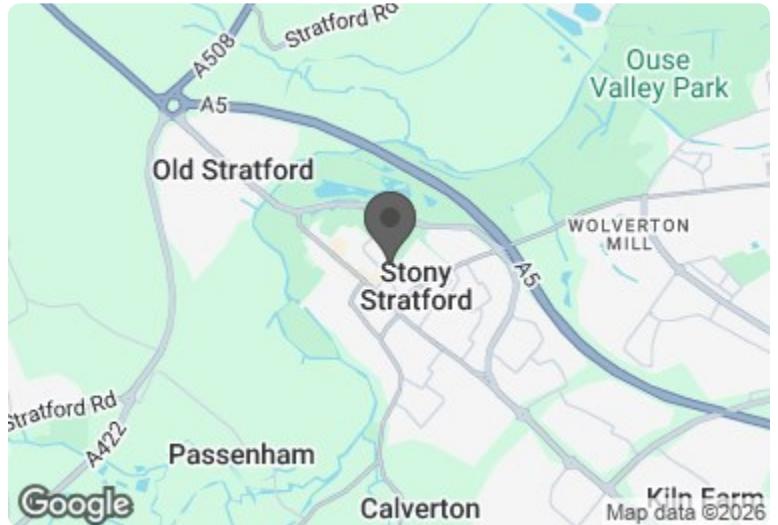


McCARTHY STONE

RESALES

Council Tax Band: B



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

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## 20 Elizabeth House

St. Giles Mews, Milton Keynes, MK11 1HT

PRICE  
REDUCED



PRICE REDUCTION

**Asking price £250,000 Leasehold**

A WELL PRESENTED, ground floor retirement apartment with PATIO area enjoying GARDEN VIEWS. Modern kitchen with built in appliances, Double bedroom with a WALK-IN WARDROBE and a CONTEMPORARY SHOWER room completes this lovely apartment. ALLOCATED CAR PARKING space is included.

The development offers EXCELLENT COMUNAL FACILITIES including an on site restaurant, landscaped gardens and communal lounge where SOCIAL EVENTS take place.

**Call us on 0345 556 4104 to find out more.**

# , St. Giles Mews, Stony Stratford, Milton

## Summary

Elizabeth House is located in the historic Buckinghamshire market town of Stony Stratford. This fine collection of age-exclusive apartments is a must-see for those seeking retirement living in a fantastic location. 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.

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).

## 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



**1 Bed | £250,000**

PRICE  
REDUCED

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.

## Apartment Overview

Beautifully presented ground floor apartment benefitting from bright and spacious living room with access to a sheltered patio area enjoying views over the communal gardens. A modern kitchen with built in appliances, a double bedroom has a walk-in wardrobe and a contemporary shower room completes this lovely apartment. The apartment has an allocated parking space in the private car park.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response 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. Underfloor heating runs throughout the apartment with wall mounted thermostat controls in each room. Doors lead to the living room, bedroom and shower room.

## Living Room

A bright and spacious living room benefiting from a full height window and double glazed door leading onto a patio area overlooking the communal gardens. There's ample space for a dining table. Electric fire with feature surround provides a great focal point. TV and telephone points, Sky/Sky Q connection point, fitted carpets, curtains, decorative light fitting and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## Kitchen

The spacious modern kitchen is fitted with a range of white gloss wall, drawer and base units, with a roll top work surfaces over. Stainless steel sink unit with mixer tap and electronically controlled window above. Four ring electric Bosch hob with

glass splash back and extractor hood over. Inset Bosch electric oven and microwave above. Recessed integral fridge freezer. Over counter and under pelmet lighting and central ceiling light. Floor tiling and ventilation system

## Bedroom

A generous double bedroom which faces south and allows plenty of natural light in. Walk in wardrobe providing shelving, drawers and hanging rails. TV and telephone points, fitted carpets, curtains, decorative light fitting and raised electric power sockets.

## Shower Room

Fully fitted wet room with level access, 'wet room' style shower with curtain and support rail. Low level WC, vanity unit with wash basin with cupboards beneath and fitted mirror fronted cabinet above. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Slip resistant flooring.

## Service Charge (breakdown)

- 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. To find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £10,753.72 (for financial year ending 30/06/26).

## Lease Information

Lease Length: 999 Years from 1st June 2018

Ground Rent: £435 per annum

Ground rent review date: June 2032

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

## Allocated Car Parking

The apartment has an allocated parking space within the private car park.

## Additional Information & Services

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

