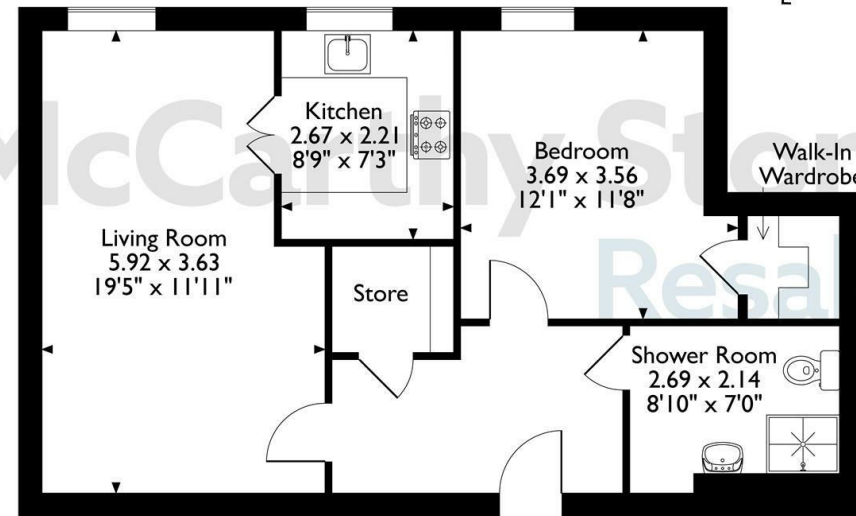
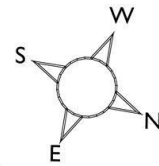


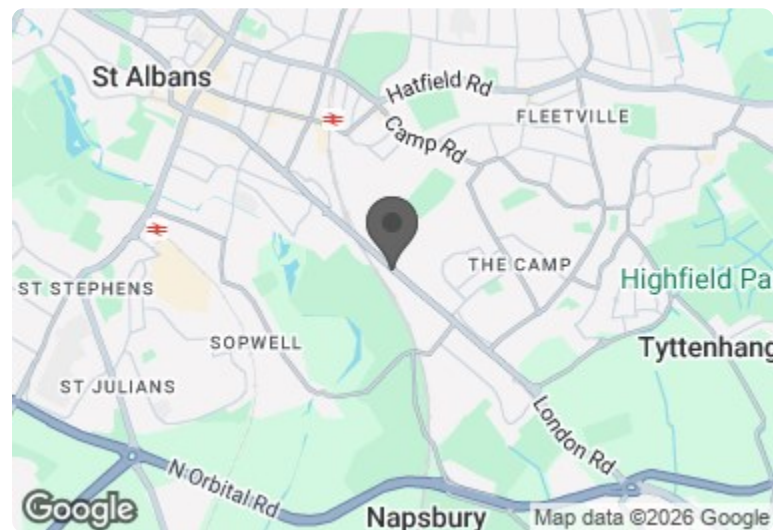
43 Eleanor House, 232, London Road, St. Albans, Hertfordshire  
Approximate Gross Internal Area  
56 Sq M/603 Sq Ft



**Second Floor Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**43 Eleanor House**

232 London Road, St. Albans, AL1 1NR



**PRICE REDUCTION**

**Asking price £270,000 Leasehold**

A spacious ONE bedroom apartment situated on the SECOND floor with LIFT access. This apartment boasts a modern kitchen with integrated appliances, a DOUBLE bedroom and modern fully fitted WETROOM for convenience. Eleanor House, a McCarthy Stone retirement living PLUS development features an on-site BISTRO, homeowner's lounge where SOCIAL events take place and landscaped communal gardens.

\*Entitlements Advice and Part Exchange available\*

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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



# London Road, St. Albans

## 1 Bed | £270,000

**PRICE  
REDUCED**

### Eleanor House

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. Laundry room with washing machines and tumble dryers.

It is a condition of purchase that residents must meet the age requirement of 70 years or 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, boutiques, market, roman ruins, beautiful landscapes and parks.

Our development is close to the town centre. With something for everyone: there's a mix of town life, country life, culture, history, walks, arts, shops and parks, it's an ideal choice for 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 a Theatre, museum, and a full programme of events at the cathedral

### Kitchen

A sleek modern kitchen with a range of high gloss wall and base units and complimentary worksurfaces over. Integrated appliances to include; fridge/freezer, waist height oven (for minimal bend) and microwave above. Four ring induction hob with stainless steel extractor hood over. The stainless steel sink with chrome mono lever mixer tap sits beneath the double glazed window.

### Living Area

A light and spacious living area, neutrally decorated and carpeted throughout which provides ample room for comfortable seating and dining alike. There is a full height window which allows natural daylight to flood the room. Partially glazed double doors lead onto the kitchen providing an open planned feel. Raised tv socket and power points for ease.

### Bedroom

A generously sized double bedroom, neutrally decorated and carpeted throughout and boasts a walk in wardrobe providing ample clothes and shoe storage. Raised power sockets and TV point. Double glazed window to rear aspect.

### Wet Room

A modern wet room style shower room. Fully tiled throughout with level access walk in shower and curtain surround. Low level WC, sink with vanity unit below and illuminated wall mounted mirror above. 24/7 emergency pull cord for peace of mind.

### Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Estate Manager and team on site 24/7
- One hour a week domestic assistance
- 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 £10,828.08 for financial year ending 30th June 2027. **\*\*Entitlements Service\*\*** Check out benefits you may be entitled to. (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.

### Leasehold

Lease: 999 years from 1st Jan 2017

Ground rent : £435

Ground rent review: 2032

### 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

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



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