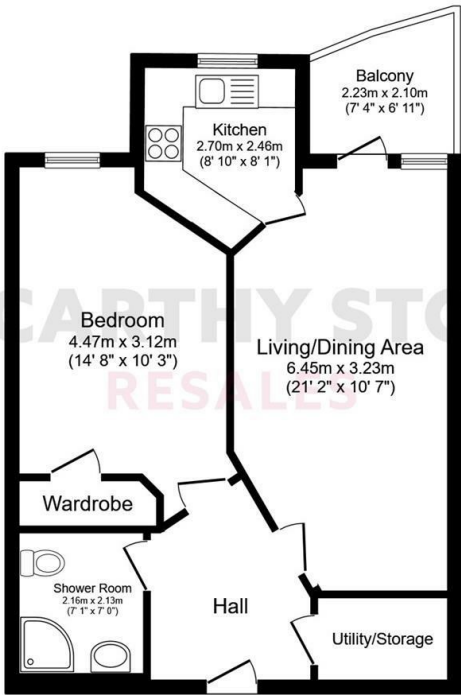


23 Elizabeth House

St. Giles Mews, Milton Keynes, MK11 1HT

PRICE
REDUCED



Total floor area 55.2 m² (594 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: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 £230,000 Leasehold

SUPERBLY PRESENTED apartment with a WALK OUT BALCONY with STUNNING COUNTRYSIDE VIEWS. The apartment further benefits from a WALK-IN WARDROBE and PURPOSE BUILT WET ROOM. The development offers EXCELLENT COMMUNAL FACILITIES, including on-site Restaurant and Communal Lounge where SOCIAL EVENTS take place.

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.



Elizabeth House, St. Giles Mews, Stony

Elizabeth House
ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF ELIZABETH HOUSE - BOOK NOW!

Elizabeth House is located in the historic Buckinghamshire market town of Stoney Stratford. This fine collection of age-exclusive apartments is a must-see for those seeking retirement living in a fantastic location. The complex includes one and two bedroom properties, which are spacious, stylish, and offer the benefits of Retirement Living PLUS. Each apartment at Elizabeth House includes a large bedroom, spacious living area and high quality kitchen, bathroom and underfloor heating. 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. The development has a great community spirit with regular activities, annual events and day trips. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathrooms and main bedroom. 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) It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Local Area/Apartment Overview
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 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.

We are delighted to offer to the market this beautifully presented apartment in an 'as new' condition. The apartment benefits from a private balcony with stunning views over the playing fields and countryside beyond.

Entrance Hall
Front door with spy hole leads to the entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a large walk-in storage/airing cupboard with shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom are located in the hall. Doors lead to the living room, bedroom and wet room

Living Room
A spacious living room benefitting from French windows leading to a private walk-out balcony overlooking the playing fields. There's ample space for a dining table. TV and telephone points, Sky/Sky Q connection point. Fitted carpets, curtains and light fittings, Raised electric power sockets. . Partially glazed door leads onto a separate kitchen.

Kitchen
The fully fitted kitchen is fitted with a range of cream fronted wall, drawer and base units, with a modern roll top work surfaces over. Inset Bosch electric oven and microwave, Stainless steel sink unit with mixer tap and auto opening window over. Over counter and under pelmet mood lighting, ceiling spotlights. Four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer. Wood effect flooring, ventilation system.



1 Bed | £230,000

Bedroom
A spacious, bright and airy room benefits from a large double glazed window. Raised sockets, TV and telephone points. Walk in wardrobe with automatic light providing shelving, drawers and hanging rails. Curtains and light fittings.

Wet Room
Fully fitted wet room with a 'rain water' shower and curtain. Low level WC, vanity unit with wash basin and cupboards beneath and illuminated mirror fronted cabinet. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Slip resistant flooring.

Service Charge
• 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. Find out more about service charges please contact your Property Consultant or Estate Manager. The annual Service Charge is £10,753.72 for financial year ending 30th June 2026

Ground Rent
Annual charge: £435.
Review date: 1st June 2032

Lease Information
999 Years from 1st June 2017

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Moving Made Easy
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 that can assist with service charges or living costs.
• 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 into your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
For more information speak with our Property Consultant today.



PRICE
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