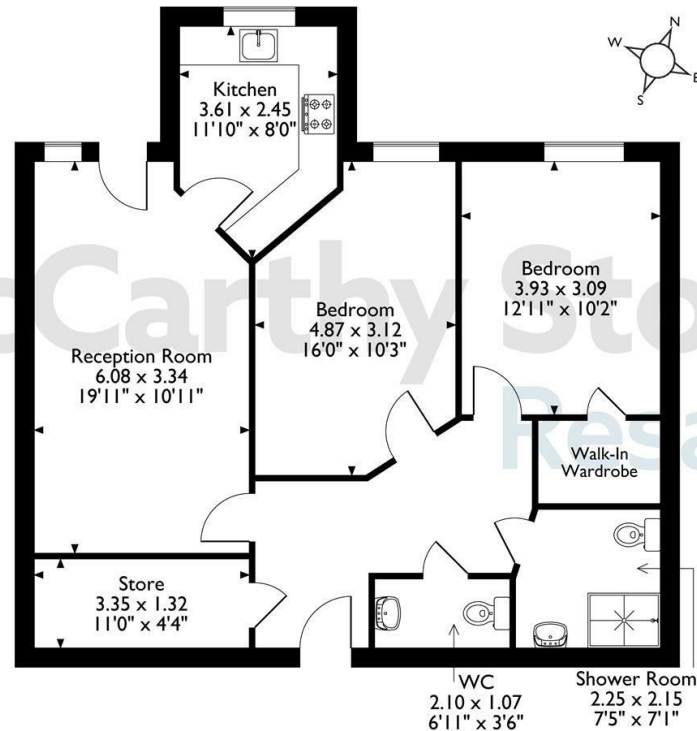
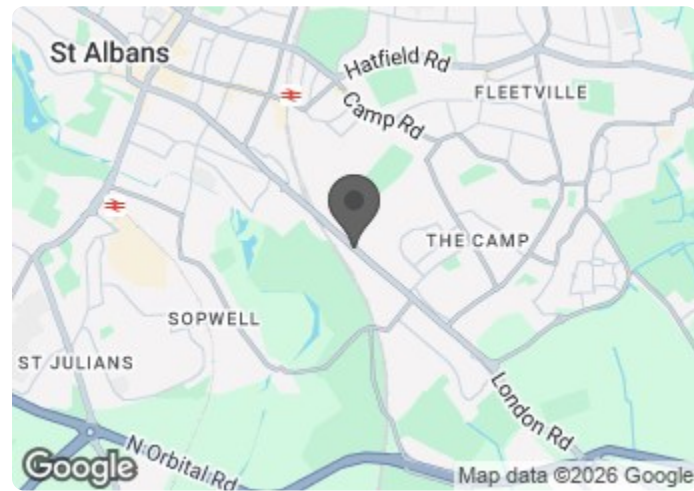


8 Eleanor House, 232, London Road, St. Albans, Hertfordshire  
Approximate Gross Internal Area  
79 Sq M/850 Sq Ft



Council Tax Band: D



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

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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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## 8 Eleanor House

232 London Road, St. Albans, AL1 1NR



**Asking price £499,000 Leasehold**

DON'T MISS THIS OPPORTUNITY TO PURCHASE THIS WELL PRESENTED GROUND FLOOR TWO BEDROOM McCarthy Stone RETIREMENT LIVING APARTMENT WITH WALK OUT PATIO.

\*\*\* ALLOCATED PARKING SPACE \*\*\*

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

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

# London Road, St. Albans

## 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. 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

## Entrance Hall

Front door with spy hole and letter box. Wall mounted emergency intercom and door entry system. Utility cupboard/storage space.

Under floor heating runs throughout the apartment. Doors giving access to Living Room, Bedrooms, guest cloakroom and wet room.

## Living Room

This spacious room provides ample room for a small dining table and chairs, fully glazed patio door with side windows allow plenty of natural light into this room and also allows access to the patio area beyond. Fitted with underfloor heating controlled by a wall mounted thermostat. Raised power points. Two decorative ceiling lights fitted carpets. Partially glazed door to separate Kitchen.

## Kitchen

Fully fitted modern kitchen with a range of high gloss wall, base units and fitted work surfaces. A stainless steel sink unit, with drainer and mixer tap. Ceiling - and under (wall) unit - spot lighting. A range of appliances including fan assisted electric oven with matching microwave above. Four ringed ceramic hob with chrome effect extractor hood over, integrated fridge freezer and integrated dishwasher. Tiled flooring with underfloor heating.

## Master Bedroom

Double bedroom with a double glazed window. TV, telephone points and power points. Central ceiling light. Built in wardrobe providing hanging rails and shelving. Underfloor heating. Emergency pull cord.

## Bedroom Two

Double bedroom with a double glazed window, raised power points and central ceiling light. Underfloor heating. Emergency pull cord.

## Shower Room

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

## Guest Cloakroom

Partially tiled walls with matching floor tiles. WC, hand basin with mirror over, ceiling light, underfloor heating, Bespoke shelving.

## Car Parking

This apartment has an allocated car parking space.

## 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

# 2 Bed | £499,000

- 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 £14,479.82 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.

## Lease Information

Lease: 999 years from 1st Jan 2017

Ground rent : £510

Ground rent review: 2032

## Ground Rent

Ground rent £510 per annum

Ground rent review date: Jan 2032

## 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

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

