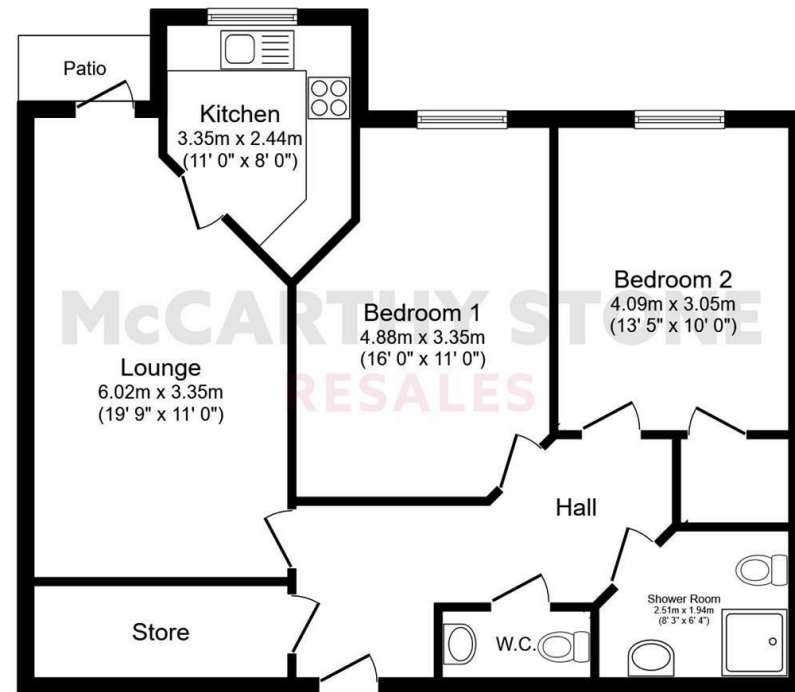


6 Eleanor House

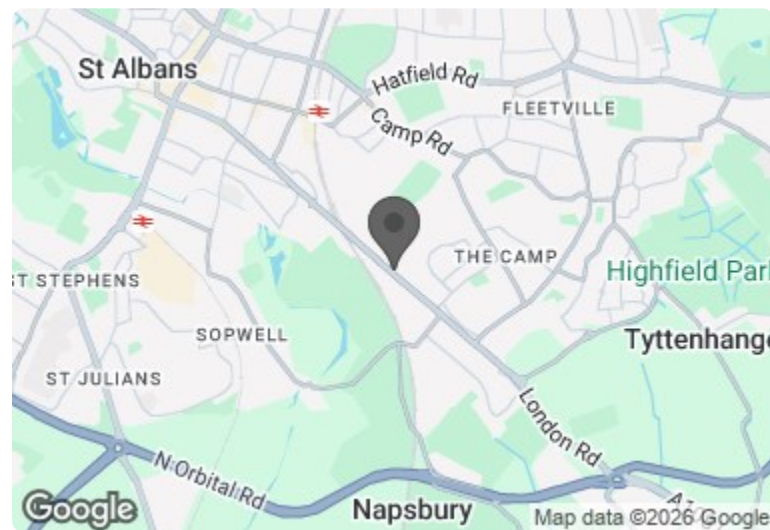
232 London Road, St. Albans, AL1 1NR



Total floor area 75.7 sq.m. (815 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.

Powered by focalagent.com

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>	<b>87</b>	<b>87</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	



PRICE REDUCTION

Asking price £320,000 Leasehold

\*Join us for coffee & cake at our Open Day - Wednesday 25th March 2026 - from 11am to 2pm - BOOK YOUR PLACE TODAY!\*

A SUPERBLY PRESENTED GROUND FLOOR retirement apartment positioned close to the main communal facilities, offering an exceptionally convenient and comfortable lifestyle. The apartment features a spacious living room with direct access to PATIO AREA, plus an IMMACULATE KITCHEN complete with BUILT-IN APPLIANCES. TWO DOUBLE BEDROOMS, CONTEMPORARY WET ROOM and GUEST CLOAKROOM. The apartment benefits from an ALLOCATED PARKING SPACE. The development offers EXCELLENT COMMUNAL FACILITIES including an on-site restaurant, landscaped gardens and communal lounge where SOCIAL EVENTS are held.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

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Registered in England and Wales No. 10716544



# Eleanor House, 232 London Road, St Albans,

## 2 Bed | £320,000

PRICE  
REDUCED

### 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.

It is a condition of purchase that residents must meet the age requirement of 70 years 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 and boutiques and our development is close to a variety of amenities, as well as beautiful landscapes and parks. With something for everyone, ranging from historical parks to formal scented gardens, it is an obvious choice for your 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 the theatre and Christmas Carnival two key local attractions. Welwyn Garden City is about 8 miles away if you fancy a change of scene.

### Entrance Hall

Front door with spy hole and letter box. Wall mounted emergency intercom and door entry system. Walk in cupboard with ample storage and could be used for a mobility scooter storage. Under floor heating runs throughout the apartment. Doors giving access to living room, bedrooms, wet room and guest cloakroom

### Living Room

Bright and airy living room with the benefit of a double glazed door opening onto a sheltered patio area. This spacious room provides ample room for a dining table and chairs. Fitted with underfloor heating controlled by a wall mounted thermostat. Raised power points. Two 'daylight type' ceiling lights, curtains, fitted carpets. Partially glazed door to separate Kitchen.

### Kitchen

An 'as new' condition with a range of high gloss wall, base units and fitted work surfaces. A stainless steel sink unit, with drainer and mixer tap, sits beneath a double glazed window with fitted blind. Ceiling - and under (wall) unit - spot lighting. Neff oven with up and under door, and matching microwave above. Four ringed induction hob with chrome extractor hood over. Integrated fridge and separate freezer. Integrated Dishwasher. Tiled flooring with underfloor heating.

### Master Bedroom

Double bedroom with a double glazed window with two openers. TV and telephone connectivity, variety of raised power points. Central ceiling light. Walk-in wardrobe providing hanging rails and shelving. Underfloor heating with wall mounted thermostat. Fitted carpets, light fittings.

### Wet Room

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

### Bedroom Two

Double bedroom that would also be perfect for use as a dining room or study. Power points. Central ceiling light. Underfloor heating with wall mounted thermostat. Fitted carpets, light fittings.

### Guest Cloakroom

Fitted suite with WC and wash basin with illuminated mirror over. Half tiled walls, floor tiles, underfloor heating, ceiling spotlights.

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- 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 Length: 999 years from 1st Jan 2017  
Ground Rent: £510 annually.  
Review date January 2028.

### Allocated Car Parking Space

The apartment has an allocated car parking space within the private car park (Bay 'Z')

### 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

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

