

McCARTHY STONE RESALES

1 ELIZABETH HOUSE, ST. GILES MEWS, MILTON KEYNES, MK11 1HT



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 | | 84 | 84 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |



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McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
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A one bedroom SOUTH FACING apartment with PATIO area situated within a desirable MCCARTHY & STONE retirement living plus development. The development offers EXCELLENT COMUNAL FACILITIES including an on site restaurant, landscaped gardens and communal lounge where SOCIAL EVENTS take place.

PRICE REDUCTION

OFFERS IN THE REGION OF £295,000

For further details, please call **0345 556 4104**

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ELIZABETH HOUSE, ST. GILES MEWS,

1 BEDROOMS £295,000

SUMMARY

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. 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

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

McCarthy & Stone are please to bring to the market with bright and airy south facing apartment benefiting from patio doors from the lounge and underfloor heating throughout. *viewings strongly advised*

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord 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, Doors lead to the lounge, bedroom and shower room.

LOUNGE

A bright and spacious south and west facing lounge benefiting from a dual aspect and French doors leading onto a patio area and communal gardens. There's ample space for a dining table. TV and telephone points, Sky/Sky Q connection point, fitted carpets, curtains, decorative light fitting and raised electric power sockets. Partially glazed do or 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 auto opening 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 and slimline dishwasher. 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.

WET ROOM

Fully fitted wet room with level access 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.

Service charge: £7,954.28 p.a. (for financial year ending 30/06/22)

LEASE INFORMATION

Lease Length: 999 Years from 1st June 2018

Ground Rent: £435 per annum

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

