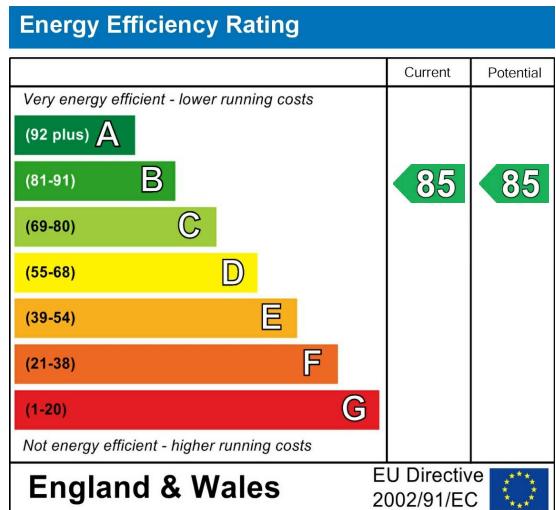
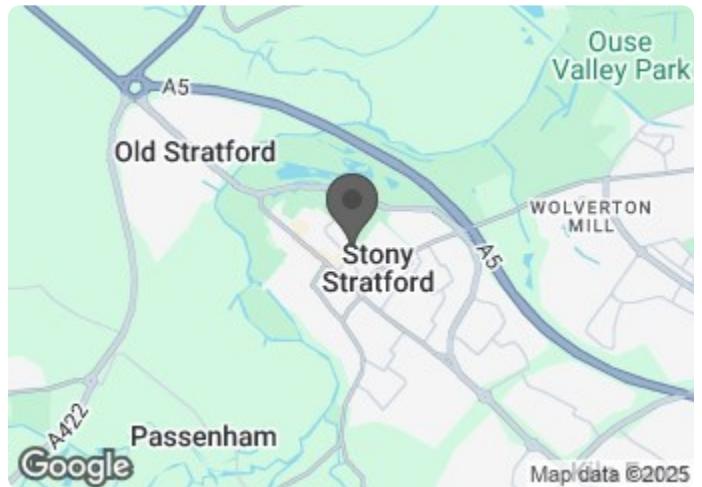


Printed Contact Details...

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: C



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11 Elizabeth House

St. Giles Mews, Milton Keynes, MK11 1HT



Asking price £399,950 Leasehold

Beautifully presented GROUND FLOOR TWO BEDROOM APARTMENT in a DESIRABLE RETIREMENT LIVING PLUS DEVELOPMENT for the over 70'S - easy access to Stony Stratford Town Centre.



Call us on 0345 556 4104 to find out more.

Elizabeth House, St. Giles Mews, Stony Stratford, Milton Keynes, MK11 1HT

Summary

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 Stony 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

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.



McCARTHY STONE



McCARTHY STONE

2 bed | £399,950

Guest Cloakroom

Separate from the shower room, this offers a second white WC with concealed cistern, and a wash-hand basin set in a vanity unit providing cupboard storage below. Illuminated mirror over. Emergency pull cord.

Allocated Parking

The apartment comes complete with an allocated parking space.

Service Charge (breakdown)

- Onsite Estate Manager
- 24-hour emergency call system and team
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- 1 hour weekly domestic assistance
- 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 £14,352.92 for financial year ending 30/6/2026.

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.

Lease Information

Lease: 999 Years from 1st June 2018
Ground rent: £510 per annum
Ground rent review: 1st June 2032

Additional Services & Information

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

Moving Made Easy

** Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living cost's.
** 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



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