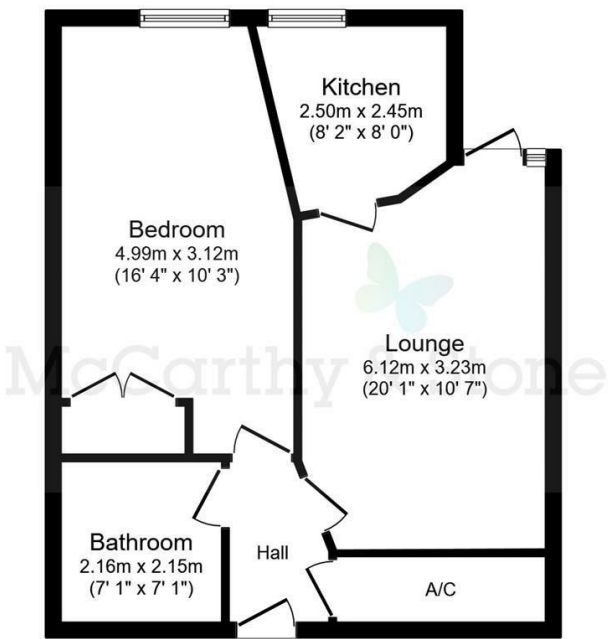


13b Elizabeth House

St. Giles Mews, Milton Keynes, MK11 1HT



Floor Plan

Total floor area 49.0 sq. m. (527 sq. ft.) approx
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		
England & Wales	EU Directive 2002/91/EC	



Asking price £250,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF ELIZABETH HOUSE - BOOK NOW!
*** ALL REASONABLE OFFERS INVITED***

Well presented ground floor EX -SHOW APARTMENT benefitting from a spacious living room with PATIO AREA and GARDEN VIEWS. The development offers excellent COMMUNAL FACILITIES including a table service restaurant, landscaped gardens and communal lounge where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

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

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.



St. Giles Mews, Stony Stratford, Milton Keynes

Summary

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. The Estate's Manager is on hand to manage the day to day running of the development and, with her team, offer any support and care required. 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. Elizabeth House features a selection of social areas, including the homeowners lounge, landscaped gardens and a fantastic table service restaurant serving 3-course lunches every day. There is also a laundry room, buggy store with charging points and a separate function room available to hire. 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 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, pharmacy and a selection of pubs and restaurants 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. 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.

Apartment Overview

The well presented ground floor, ex show apartment is conveniently situated close to all communal areas and dining room. The bright and airy living room provides access to a patio area with garden views, whilst the bedroom has a walk-in wardrobe with ample storage and hanging rails. A purpose built wet room completes this lovely apartment.

Entrance Hall

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response pull cord system, Illuminated light switches, smoke detector, wall mounted thermostat and apartment security door entry system with intercom are all situated here. From the hallway there is a door to a walk-in storage/airing cupboard. Further doors lead to the sitting room, bedroom and wet room.

Living Room

A bright and spacious sitting room with ample space for a dining table along with benefitting from a French door leading to a private patio area which overlooks the communal gardens. Feature electric fire place and surround providing a great focal point. There are TV and telephone points, Sky/Sky Q connection point, plenty of raised electric power sockets, fitted carpets, curtains and two decorative light fittings. A partially glazed door leads onto the separate kitchen.

Kitchen

Fitted with a range of cream fronted wall, drawer and base units with modern work surfaces over and under pelmet mood lighting. Appliances include; a four ring electric Neff hob with glass splash back and extractor hood over, a recessed integral fridge freezer and an inset Neff electric oven and microwave. A stainless steel sink and drainer unit with mixer tap and auto opening window overlooks the gardens. Wood effect flooring, down lighting and a ventilation system complete the room.

Bedroom

This spacious, bright and airy room benefits from a large window with views onto the communal gardens. With raised sockets, TV and telephone points, curtains and light fittings and a walk in wardrobe with shelving and hanging rails.



1 bed | £250,000

Wet Room

Fully fitted wet room style with overhead shower and curtain. WC, vanity unit with wash basin with cupboards beneath and fitted mirror fronted cabinet. Part tiling to walls and slip resistant flooring, wall mounted chrome electric heated towel rail, ventilation system, shaving point, down lighting and emergency pull-cord.

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.

Service charge: £10,078.61 per annum (for financial year ending 30/06/2025).

Lease Information

Lease Length: 999 years from 2018
Managed by McCarthy and Stone Management Services

Ground Rent

£435 per annum
Ground rent review date: June 2032

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.

