



McCarthy & Stone
RESALES



3 Elizabeth House St. Giles Mews, Milton Keynes, MK11 1HT
Offers in the region of £295,000 Leasehold

For further details
please call 0345 556 4104

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A BEAUTIFULLY PRESENTED ONE BEDROOM, GROUND FLOOR APARTMENT WITH PRIVATE PATIO OVERLOOKING THE LANDSCAPED COMMUNAL GARDENS OF THIS POPULAR ELIZABETH HOUSE RETIREMENT LIVING PLUS DEVELOPMENT **PARKING SPACE INCLUDED**

Elizabeth House

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.

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.

Sitting room

The spacious sitting room has an attractive electric feature fireplace and allows ample space for a dining table along with benefitting from a French door leading to a private patio area which overlooks the communal gardens. There are TV and telephone points, Sky/Sky Q connection point, plenty of raised electric power sockets, fitted carpets, curtains and 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, both of which have never been used. 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.

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..

Furniture

The furniture is also available to purchase separately, all of which was new as of August 2018.

Allocated Car Parking

Allocated parking is included in the price of the apartment. The parking space allocated is space L.

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. Find out more about service charges please contact your Property Consultant or Estate Manager.

Lease Information

Ground rent: £435 per annum
Lease Length: 999 years from 2018
Managed by McCarthy and Stone Management Services







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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