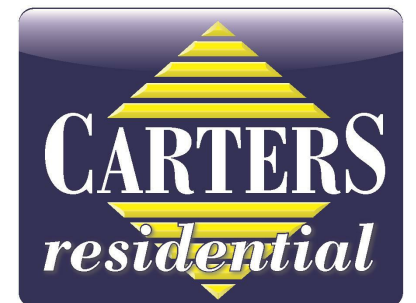




St. Giles Mews, Stony Stratford, MK11 1HT



Flat 42, Elizabeth House St. Giles Mews  
Stony Stratford  
Buckinghamshire  
MK11 1HT

**£199,500**

**A spacious 1 bedroom apartment in the sought-after Elizabeth House development offering retirement living for those aged 70 and over - freshly decorated and ready to move in to.**

The apartment is located on the first floor with access via a lift and it has private accommodation comprising; a spacious hall, lounge/dining room, separate fitted kitchen, double bedroom and a wet room shower room. The property benefits from its own private balcony for outside space.

Elizabeth House is ideally located just off the town centre, just two minutes walk, amidst attractive grounds. It offers excellent facilities including homeowners social lounge, restaurant, laundry room and gardens with large patio.

- NEWLY DECORATED
- Retirement Living for the Over 70's
- Living/ Dining room
- Separate Kitchen with Appliances
- Double Bedroom
- Wet Room Shower Room
- Spacious Private Balcony
- Excellent Facilities
- Town Centre Location





### Elizabeth House

Elizabeth House is located in the historic Buckinghamshire market town of Stony Stratford, just 2 minutes walk from the High Street. It comprises a collection of age-exclusive apartments perfect for those seeking retirement living in a fantastic location. The spacious apartment offers 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.

### Communal Entrance

Elizabeth House has an inviting entrance with security doors and a reception area. From the entrance there is easy access to residence facilities such as the home owners lounge for socialising, the restaurant and the laundry. A lift or staircase leads to the first floor where Flat 42 is located.

### Private Accommodation

The front door opens into a spacious hall which has a large airing cupboard and doors to all rooms.

The lounge/dining room has a door to the kitchen and window & the door opening to a spacious balcony to the rear of the private outdoor space.

The kitchen has a range of units to floor and wall levels with worktops, sink unit and integrated electric hob, extractor hood, oven and combination microwave oven. Recess perfect for a fridge/ freezer.

The double bedroom has a window to the rear overlooking the balcony and communal gardens beyond and walk-in wardrobe.

A wet room shower room as a suite comprising WC, wash basin mounted in a vanity unit and a wet room shower. Tiled walls and a towel radiator Wall mounted cabinet with mirror. Safety handles and rails.

### Outside Space & Parking

Elizabeth House is located in attractive partly walled grounds offering ample residents parking, attractive gardens and in addition Flat 42 has its own private balcony which overlooks the gardens.

### Features for Homeowners.

Homeowners Lounge  
 Landscaped Gardens & Large Patio  
 Guest suite + Function room  
 On-site Table Service Restaurant  
 Laundry Room with Multiple washing Machines  
 24 hour emergency call system  
 Domestic assistance (one hour per week included in the service charge, additional hours by arrangement)  
 Door entry system with video option via your TV  
 Estate Manager

### 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.

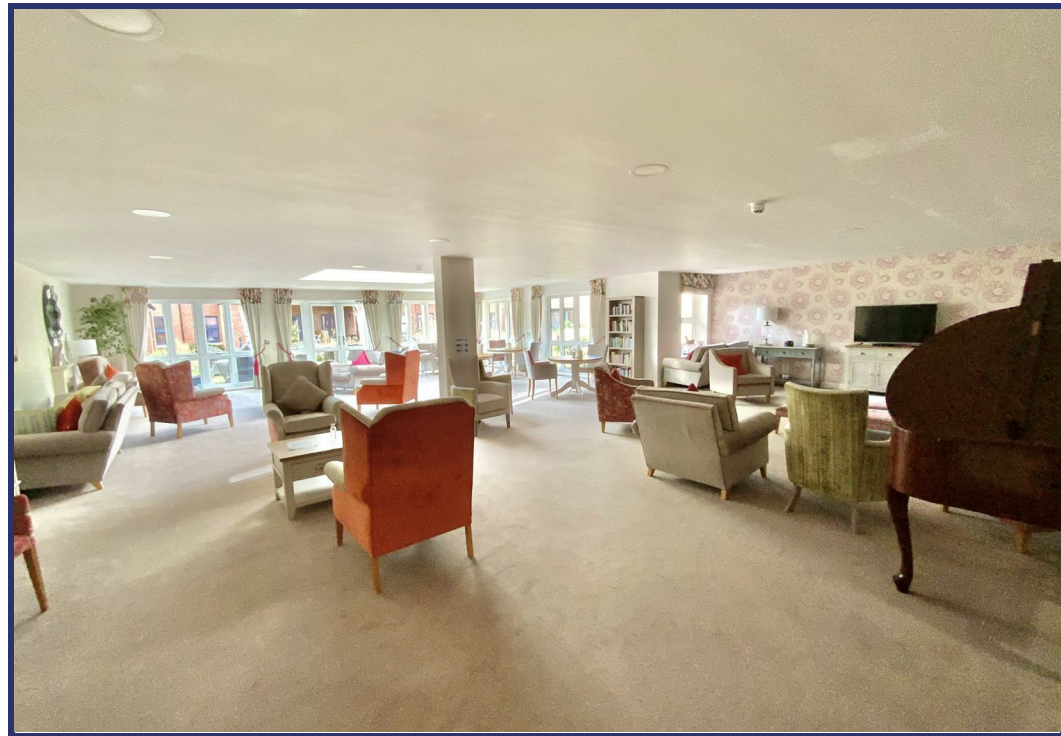
### Lease Information

Lease Length: 999 years from 2018  
 Managed by McCarthy and Stone Management Services  
 Ground rent: £435 per annum  
 Service Charge: £896.14 per month

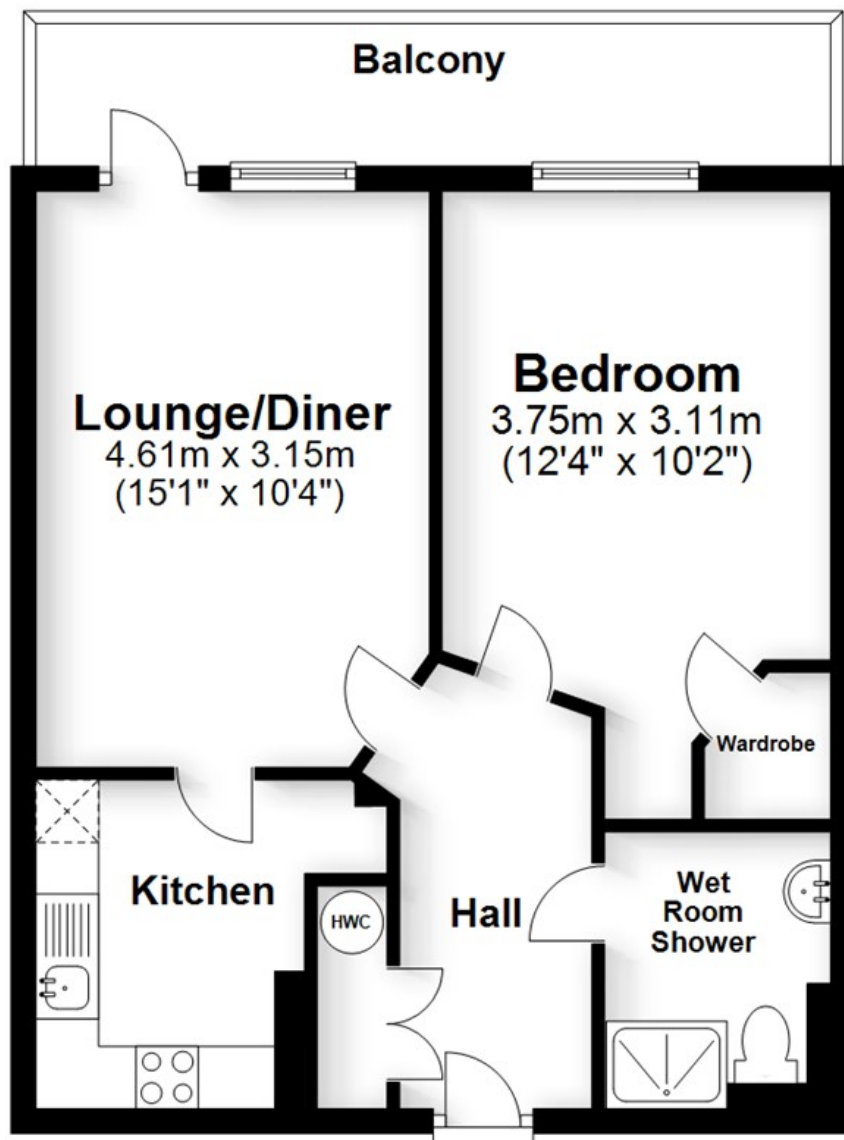
### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

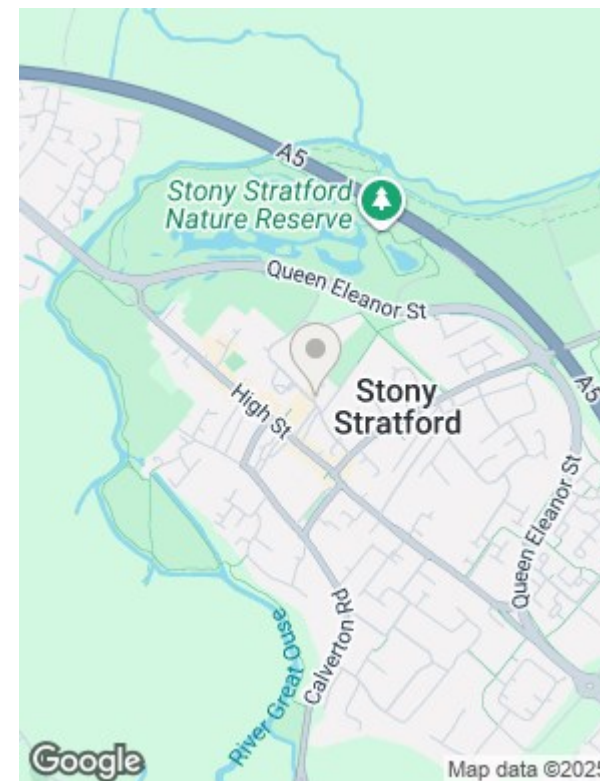




# Accommodation



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



## Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

- 01908 561010
- stony@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

