



Flat 34 Eleanor House, London Road, St. Albans, AL1 1NR

Guide price £260,000 Leasehold



## Flat 34 Eleanor House, London Road

St. Albans, AL1 1NR

A wonderfully positioned one double bedroom, second floor apartment with a delightful south-west facing balcony overlooking the attractive gardens. Offered for sale with the benefit of no onward chain and an allocated car parking space.

Set within the sought-after Eleanor House, a McCarthy & Stone retirement complex, which is exclusively for people aged 70 years and over. Located on the second floor and accessed via stairs and lifts that access all floors.

The development is thoughtfully and beautifully designed, offering private apartments with additional fantastic communal areas including the fabulous gardens, homeowners' lounge for socialising with friends and family, the chef run restaurant provides a 3 course table service lunch every day. As well as a laundry room with washing machines and tumble dryers.

The service charge includes the cost of an on-site team led by an Estates Manager, who provide a 24/7 response to residents. In addition, the charge includes 1 hour domestic assistance per week and the upkeep of all communal areas and gardens. The development is also set up to provide extra personal care packages and domestic help if required. For your reassurance, the development is fitted with 24-Hour CCTV and a secure entry system.

Located on London Road, with easy access to the City centre, leafy parks, museums, restaurants, and all that St Albans has to offer, all within 1 mile. The mainline train station into St Pancras International is also close by. There are regular buses to both via bus stops on London Road.





- ACCOMMODATION**
- Secure Communal Entrance**
- Entrance Hall**
- Living Room**  
20'11 x 10'7 (6.38m x 3.23m)
- Kitchen**  
11'11 x 8'2 (3.63m x 2.49m)
- Bedroom**  
13'7 x 10'3 (4.14m x 3.12m)
- Walk-in-Wardrobe**
- Bathroom**
- Storage Cupboard**
- Balcony**



- COMMUNAL AREAS**
- Communal Lounge**
- Communal Dining Room**
- Laundry**
- Communal Gardens**
- Allocated Parking Space**
- LEASEHOLD**

## Floor Plan



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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.  
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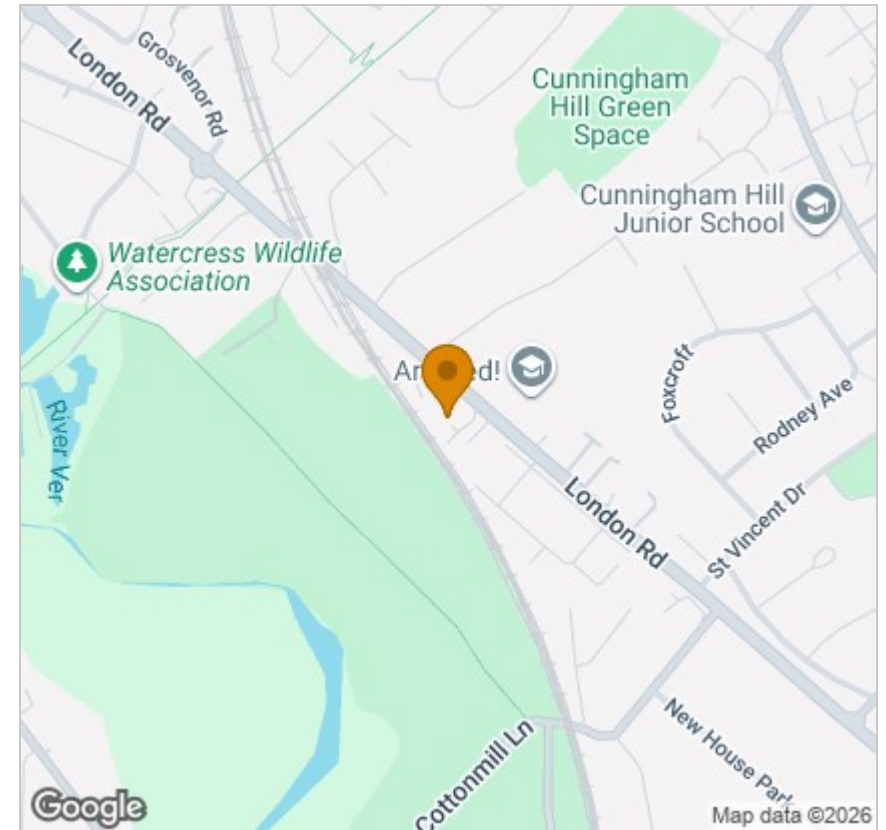
## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

