



ELEANOR HOUSE

Flat 6 Eleanor House 232 London Road, St. Albans, AL1 1NR

Guide price £320,000 Leasehold



Paul Barker
ESTATE AGENTS

Flat 6 Eleanor House 232

St. Albans, AL1 1NR

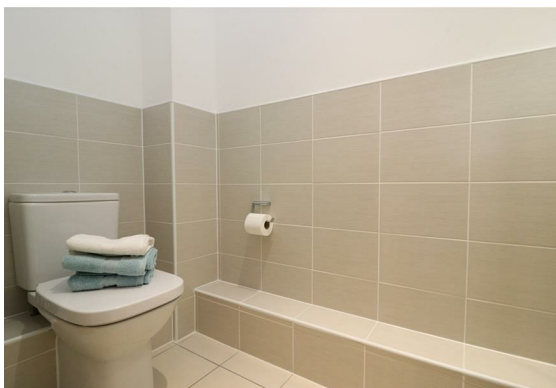
An exceptionally well-presented ground floor apartment offering spacious and light-filled accommodation extending to approximately 820 sq.ft. (76 sq.m). This attractive two-bedroom home benefits from a private terrace and has been thoughtfully designed to provide comfortable, low-maintenance retirement living within the sought-after Eleanor House development, exclusively for residents aged 70 and over. The apartment has an allocated parking space.

The apartment enjoys bright, well-proportioned living spaces throughout and is conveniently located on the ground floor, close to the communal facilities. A lift is available to access other floors, if desired. Residents benefit from a secure entry system, 24-hour estate management team and CCTV and a personal call alarm providing added reassurance and peace of mind.

Eleanor House forms part of McCarthy & Stone's Retirement Living PLUS collection, combining independent living with the option of tailored care and support should it be required. An experienced on-site management team, overseen by the Estates Manager, is available to help arrange personalised care packages, while the service charge includes one hour of domestic assistance each week. Additional housekeeping and support services can also be arranged as needed.

The development offers an excellent range of communal amenities, including a stylish residents' lounge for social gatherings, a restaurant serving freshly prepared meals each day, and a well equipped laundry room. Outside, beautifully landscaped communal gardens provide a peaceful setting for residents to relax and enjoy the outdoors.

Ideally situated on London Road, Eleanor House is approximately one mile from the city centre and conveniently positioned for the mainline railway station, with direct connections to London St Pancras International. Frequent bus services operate nearby, providing easy access to both the station and the city centre





ACCOMMODATION

Living Room

13'6 x 10'3 (4.11m x 3.12m)

Kitchen

9'11 x 8'1 (3.02m x 2.46m)

W.C

Bedroom One

12'11 x 10 (3.94m x 3.05m)

Bedroom Two

18'7 x 10'2 (5.66m x 3.10m)

EXTERNAL

Private Terrace

Car Parking Space Z

LEASE DETAILS

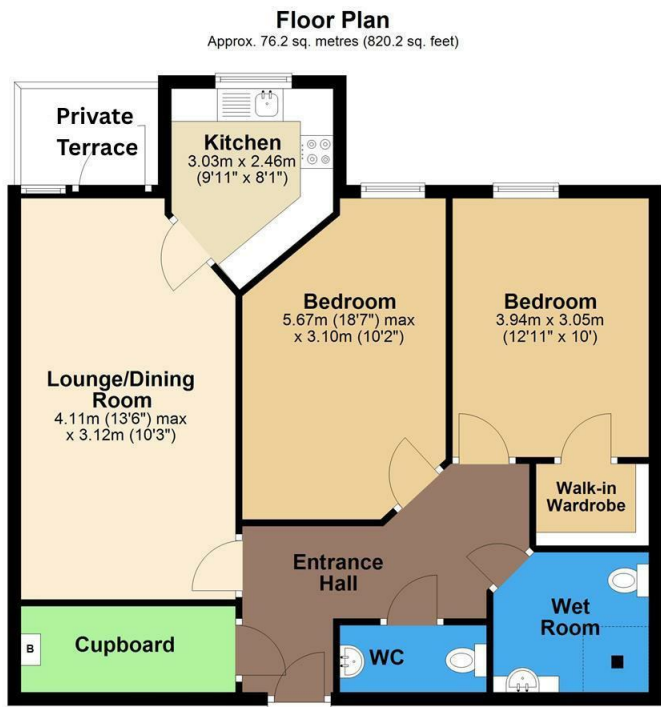
Service Charge -

Ground Rent -

Lease Remaining -



Floor Plan



Total area: approx. 76.2 sq. metres (820.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

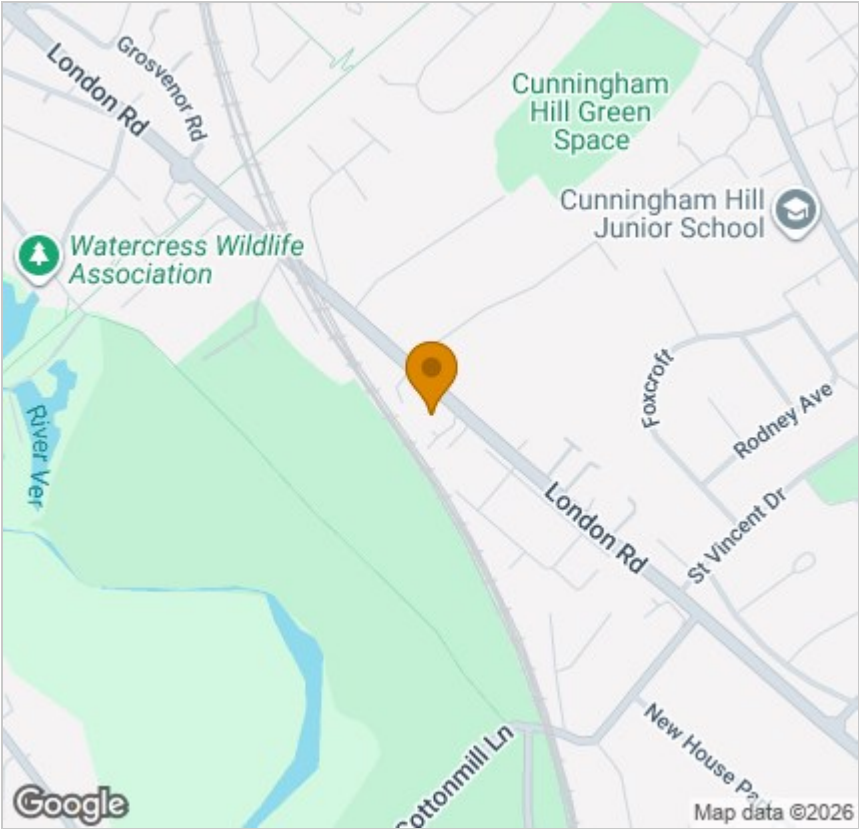
Viewing

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

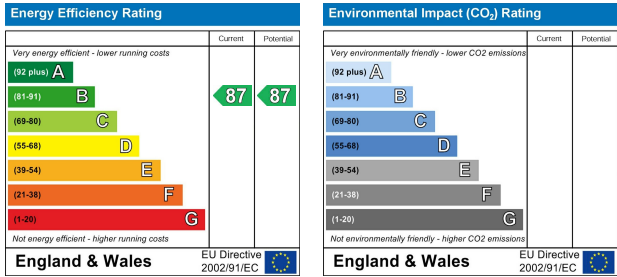
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Area Map



Energy Efficiency Graph



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