



£1,950 PCM

Eleanor House London Road, St Albans AL1 1NR

Retirement Property | 1 Bedroom | 1 Bathroom

01727 761 816



[www.attewellhardwickeandleahy.co.uk](http://www.attewellhardwickeandleahy.co.uk)





# Step Inside

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## Key Features

- Over 70's apartment
- Personal Care Assistance Available
- Stunning Apartment
- 20' Living Room with Balcony
- Double Bedroom with Walk-in Wardrobe
- Stylish Wet Room
- Spacious Entrance Hall with Large Storage Cupboard
- Lift and Stair Access
- Allocated Parking
- Restaurant
- Mobile Scooter Store
- Communal Gardens
- Laundry Room
- Social Spaces with Activities

## Property Description

An unusual opportunity to rent a beautifully appointed one bedroom apartment for the over 70's who require a little support but want to maintain their independence. AVAILABLE IMMEDIATELY. FURNISHED OR UNFURNISHED.

## Main Particulars

A wonderfully positioned one double bedroom second floor apartment (lift or stair access) with a delightful south-west facing balcony overlooking the attractive gardens, with 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.

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

The service charge (paid for by the Landlord) 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.

### **Secure Communal Entrance -**

**Entrance Hall** - Spacious with very large storage cupboard and entryphone system.

**Living Room** - 6.38m x 3.23m (20'11 x 10'7) - Lovely room with patio doors onto a good size private balcony.

**Kitchen** - 3.63m x 2.49m (11'11 x 8'2) - Well equipped with full size fridge/freezer, electric oven, induction hob, built-in microwave oven and an excellent range of wall and base units. The window is motorised and operated with a button for ease of use.

**Bedroom** - 4.14m x 3.12m (13'7 x 10'3) - Spacious room with door to:

**Walk-In-Wardrobe** - with racks and hanging space.

**Bathroom** - Contemporary style, neutral wet room

**Storage Cupboard** -

**Balcony** -

**Communal Areas -**

**Communal Lounge -**

**Communal Dining Room -**

**Laundry -**

**Communal Gardens -**

**Allocated Parking Space -**





Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01727 761 816



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