



Apartment 44: Eleanor House, St Albans

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**STRUTT  
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BNP PARIBAS GROUP

**Apartment 44**  
**Eleanor House**  
**232 London Road**  
**St Albans**  
**AL1 1NR**

An exclusive top-floor, two-bedroom apartment, one of only four, within an assisted living community for the more mature resident, with first class energy performance efficiency.

St Albans City station 0.9 miles  
(London St Pancras International 19 minutes), M25 (Jct.21A) 3.8 miles,  
M1 (Jct 8) 5.8 miles, London Luton Airport 12.2 miles, London Heathrow Airport 29.5 miles

**Accommodation**

- Atrium reception hall
- Sitting room with space for a dining table and bay alcove for a desk
- Kitchen with white cabinetry and integrated appliances
- 2 Large bedrooms: with fitted wardrobes

- Shower room with large, walk-in shower

- Separate cloakroom
- Private Parking

**Amenities**

- Landscaped communal gardens
- Chef-run restaurant
- Communal areas for socialising
- Large outside patio

- 24-hour CCTV and secure entry system
- Wheelchair access and mobility scooter store
- EPC Rating B

**The Property**

One of only four apartments on the top floor of Eleanor House which is part of a McCarthy and Stone Retirement Property. It offers private ownership and personalised care packages. The apartment is bright and airy, with neutral decor, part-glazed internal doors, and south-east facing windows providing natural light and city views. The design emphasises a calm and relaxed lifestyle, with easy living in a supportive environment.

The generous sitting room offers space for a dining table and includes the two south-east facing windows, one of which provides a bay alcove ideally suited to position a desk. Double doors open into the adjoining kitchen which is fitted with contemporary, white cabinetry and integrated appliances, with ceramic-tiling to the floor.

Offering fitted wardrobes, the two well-proportioned bedrooms are positioned together at the end of the hallway. An adjacent shower room features a walk-in shower, with a separate cloakroom facility completing the accommodation in this thoughtfully-designed home





## Outside

The gardens at Eleanor House are beautifully landscaped and designed to create a delightful outdoor sanctuary for the residents to enjoy. There are areas laid to lawn, attractively planted beds filled with evergreen, floral and architectural shrubs and paved pathways which provide a journey through the grounds. Features include specimen trees, timber framed walkways, paved settings to sit and relax and a large paved terrace adjoining the communal lounge. There is private parking provision available under separate monthly rental within the grounds.

## Location

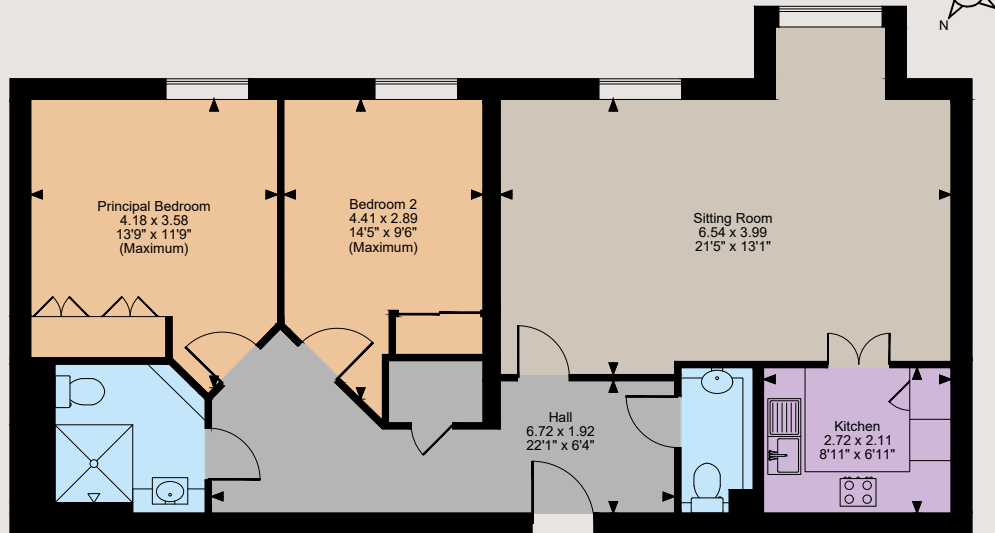
The property is set in a popular and convenient location within very easy reach of the mainline station with its fast through services via St Pancras International to the City (19 mins) Gatwick and beyond. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted. The City Centre with its wealth of amenities including shopping, leisure activities and excellent state and public schools is close at hand, as are the green spaces at Clarence Park, The Wick, Bernards Heath and Verulamium Park.





### Floorplans

Internal area 872 sq ft (81 sq m)  
For identification purposes only.



Third Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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### General

**Local Authority:** St Albans City and District Council

**Services:** Electricity, mains water and drainage.

**Service Charge:** Ground rent charge  
£510 per annum

**Maintenance Charge:** £13,216.69 per annum

**Council Tax:** Band D

**Tenure:** Leasehold

**Guide Price:** £500,000

### St Albans Branch

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