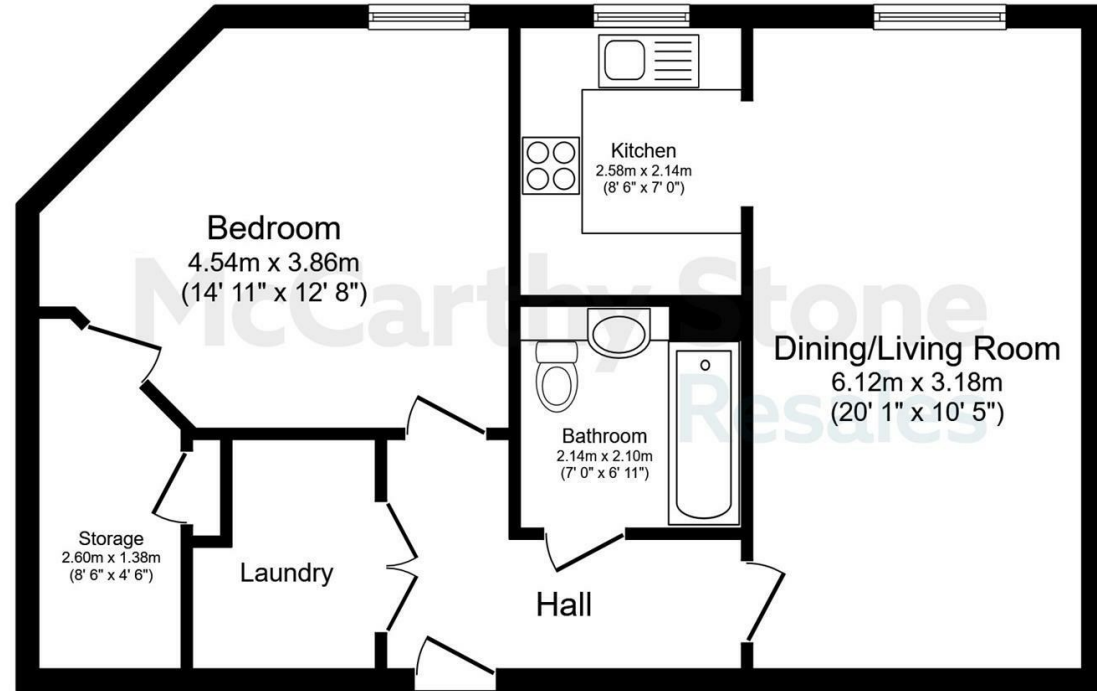


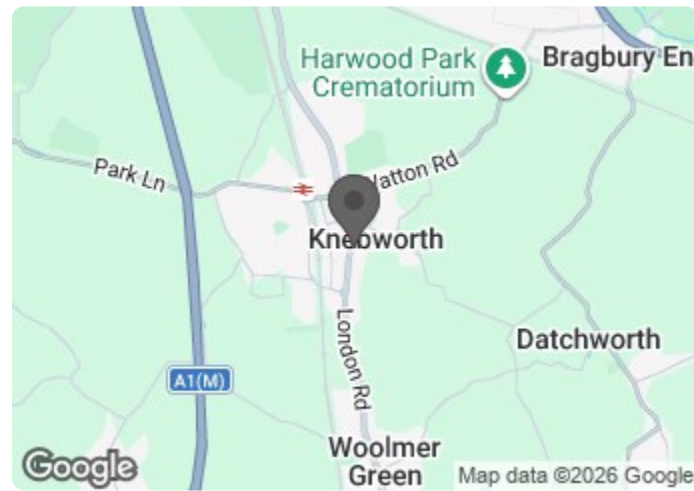
**18 Constance Place**

111 London Road, Knebworth, SG3 6EE



Total floor area 60.5 sq.m. (651 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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**Asking price £285,000 Leasehold**

SUPERBLY PRESENTED second floor retirement apartment benefitting from a JULIET BALCONY. Modern kitchen with BUILT IN APPLIANCES, double bedroom with WALK-IN WARDROBE and a CONTEMPORARY WET ROOM completes this lovely apartment. The development offers EXCELLENT COMMUNAL AREAS including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

**Call us on 0345 556 4104 to find out more.**



# Constance Place, 111 London Road, Knebworth

## Constance Place

Constance Place, set in Knebworth, is a McCarthy & Stone development which offers easy access to many surrounding areas of interest including Stevenage, Hatfield, Hemel Hempstead, Cambridge and Bedford. Plenty of local amenities are also conveniently close to the development – so you can enjoy carefree independence in your retirement. Homeowners will also benefit from one of England's most beloved stately homes, Knebworth House, and beautiful gardens open for visitors all year round. Constance Place, comprising 26 one and two bedroom apartments, has been designed and constructed for modern living.

The dedicated House Manager is on site during their working hours to take care of the running of the development and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.. Common areas are all decorated to a very high standard using only top quality materials and furniture. Lift to all floors.

The Homeowners' lounge with kitchen, and doors opening onto a private, cosy seated patio area for residents and mature, well-kept gardens which are a blaze of colour in the summer months. Mature trees surround the property. A great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Social Community

The development benefits from having a very active and welcoming group of homeowners who, between themselves, arrange a wide range of social activities such as craft days and film nights, weekly exercise classes, Knit and Natter afternoons, games mornings. As a community, homeowners also take regular theatre trips into London as well as other day trips.

## Apartment Overview

We are delighted to offer to the market this wonderful apartment, located on the second floor, situated in a quiet part

of the development set back from the road. The spacious living room with a Juliet balcony, allowing plenty of natural light and a modern kitchen with built in appliances. Double bedroom with a walk in wardrobe and a contemporary shower room completes this lovely apartment.

## Entrance Hall

Front door with spy hole leads to the entrance hall where the 24-hour emergency call system is situated. From the hallway there is a door to a walk-in utility cupboard where a plumbed in washer/dryer is situated (this will be included in the sale price). Ceiling light point and smoke detector. Underfloor heating runs throughout the apartment with wall mounted thermostat controls in each room. Security door entry system with intercom. Doors lead to the bedroom, living room, and shower room.

## Living Room

Bright and spacious living room benefitting from a double glazed door opening inwards to reveal Juliet balcony. There's ample room for a dining table and chairs. Electric fire and surround provides a great focal point. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Electric power sockets. Fitted carpets and curtains Part glazed doors lead onto a separate kitchen.

## Kitchen

Modern fitted kitchen with a range of high gloss base and eye level storage units with roll top work surface and upstand over. Electronically operated UPVC double glazed window sits in front stainless steel sink with mono lever tap and drainer. Mid level built in oven and matching microwave above. Ceramic hob with chrome splash back and matching cooker hood. Integral fridge freezer, slimline dishwasher. Ceiling spotlights, ceramic floor tiling.

## Bedroom

Well presented double bedroom with a spacious walk-in wardrobe providing hanging rails, shelving and storage. Ceiling lights, TV and phone point. Fitted carpets and curtains.

## Shower Room

A modern shower room with level access, wet room style shower fitted glass screen and support rails. WC with concealed cistern. vanity unit with inset hand basin and illuminated mirror over. Chrome heated towel rail, spotlights and floor tiling. 24 hour call system

# 1 bed | £285,000

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- 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
- Lift maintenance and servicing

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,977.80 for financial year ending 30th June 2027.

## Parking Permit Scheme

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability Ample parking for visitors.

## Lease Information

999 years from 1st Jan 2016

## Ground Rent

Ground rent: £425 per annum  
Ground rent review: 1st Jan 2031

## Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband & Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

