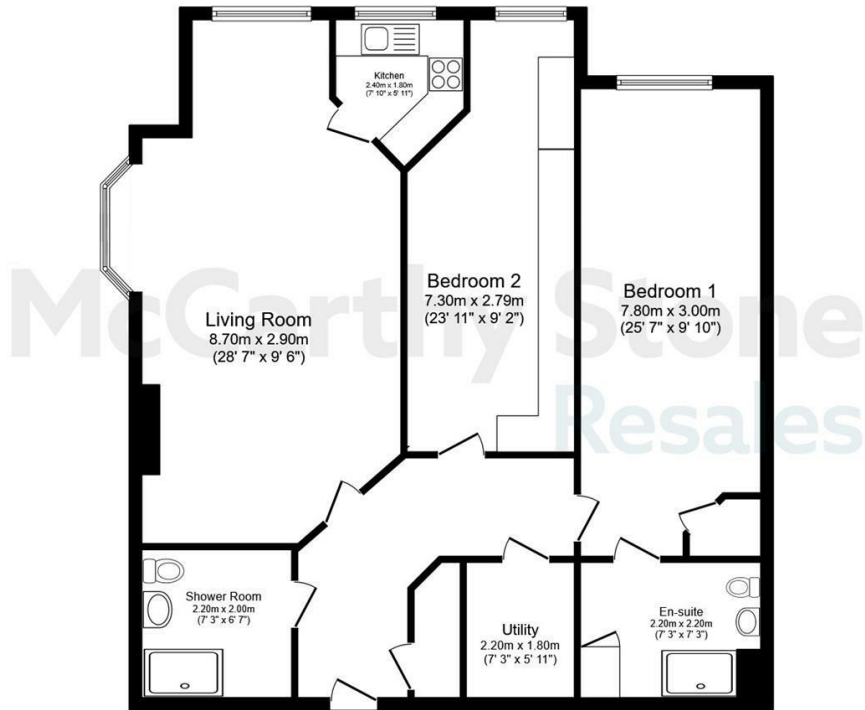


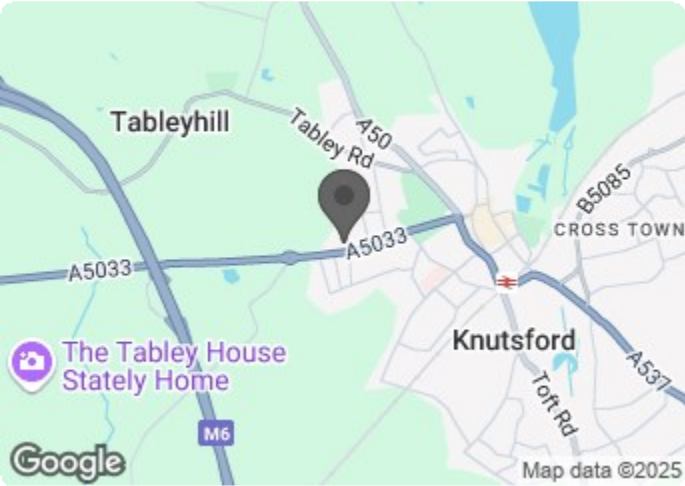
22 Centennial Place

Northwich Road, Knutsford, WA16 0AW



Total floor area 111.8 sq.m. (1,203 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: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £510,000 Leasehold

This purpose-built retirement building Centennial Place, built by McCarthy Stone, offers a delightful blend of modern living and serene surroundings. This first-floor residence is designed specifically for retirement, providing a comfortable and accessible home for those seeking a peaceful lifestyle.

The apartment features two well-appointed bedrooms, ensuring ample space for relaxation and rest. With two bathrooms, convenience is at the forefront, making daily routines effortless. The generous reception room serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings in.

Constructed in 2023, this property boasts contemporary finishes and a thoughtful layout that maximises both space and light. Large windows overlook lovely communal gardens, a flower meadow through pine trees and grassland beyond creating a lovely tranquil feel to the apartment.

For those with vehicles, the apartment includes an allocated parking space, ensuring ease of access.

Call us on 0345 556 4104 to find out more.

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Northwich Road, Knutsford, Cheshire

Centennial Place

Set in a thriving market town in Cheshire on the outskirts of the traditional cobbled streets of its town centre is McCarthy Stone's Knutsford Retirement Living development. Retiring here will see you immersed in busy upmarket village life in an area steeped in history and charm.

This development features 46 one and two-bed luxury apartments. Each designed to make your life that little bit easier. From raised electric sockets and ovens, to non-slip bathroom flooring. A luxurious communal lounge will also offer a place to relax over a tea or coffee with your fellow homeowners.

Easy independent living for the over 60s

This retirement property for sale in Knutsford is cleverly designed with smart yet stylish features, like easy turn taps, to make life easier now and in the future. Low maintenance, warm and elegant, with the latest security and safety features built in.

All offer access to attractive communal spaces including the fabulous lounge with Wi-Fi and a state-of-the-art audio and video system plus a gorgeous garden area with seating. You're looked after by the friendly on-site manager and these shared spaces are filled with (entirely optional) events, parties and clubs.

Entrance Hall

Front door with spy hole leads in to the entrance hall. The door entry system and 24-hour Tunstall emergency speech module is located in the hallway. Door off to storage cupboard/airing cupboard housing the boiler and plumbing for a washing machine. A cloakroom with hanging rail and fitted shoe rack. Further doors leading to the bedrooms, living room and shower room.



Lounge

A bright dual aspect lounge with ample space for dining with a full length bay window and additional full length window overlooking to the communal gardens, pine trees, wild flower meadow and grasslands beyond. A large limestone fireplace with log effect compliments the room as a focal feature. Sky Q connection point in the living room for hassle-free TV. There are TV, telephone, and power points and three ceiling lights.

Kitchen

Modern fitted kitchen with a range of platinum grey base and wall units, fitted with drawers and cupboards. Roll edge work surface with composite sink with mixer tap and drainer and a ceramic hob and cooker hood above. Built-in raised level electric oven with a microwave above and a integrated full height fridge and freezer.

Bedroom One

The master bedroom benefits from two ceiling lights, TV and telephone point and door to a walk-in wardrobe housing rails and shelving. A further door leads to the en-suite bathroom. A full length window providing lots of natural light.

Ensuite

A modern fully tiled en-suite shower room with glass shower screen and shower unit. Wall mounted vanity unit with inset wash hand basin and wall mounted mirror above with shaver point to the side. Wall mounted WC with concealed cistern. Additional storage cupboard.

Bedroom Two

A good sized second bedroom that could be used as a bedroom, office or hobby room. Full length window, two ceiling lights, TV and telephone point. Fitted shelving, storage cupboards and wardrobe by Hammonds.



2 bed | £510,000

Shower Room

A fully tiled shower room with wall mounted WC, wash basin with mirror above and a double width shower cubicle with glass screen and hand rail.

Service Charge Information

- 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

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

The service charge is £4,448.12 per annum (for financial year ending 31/08/2025).

Additional Information & Services

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

Parking

This property has an allocated parking space

