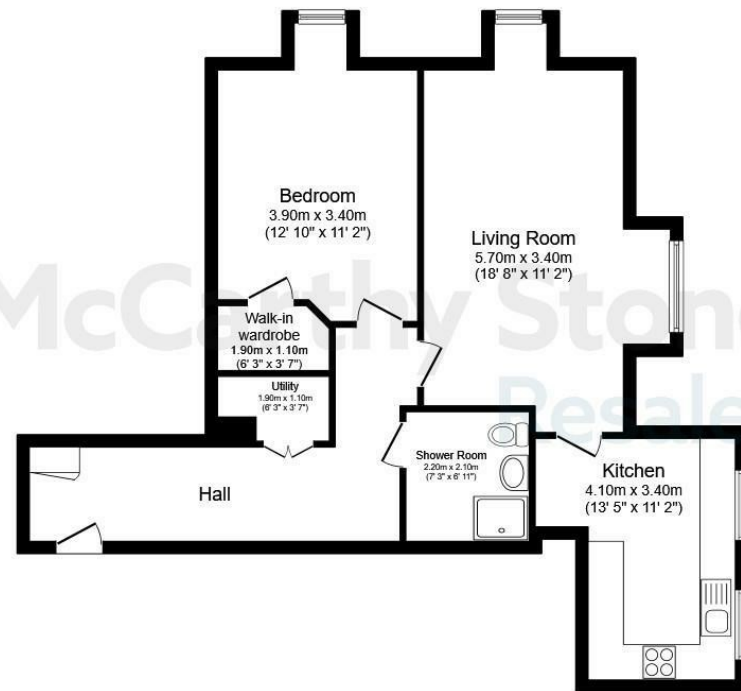


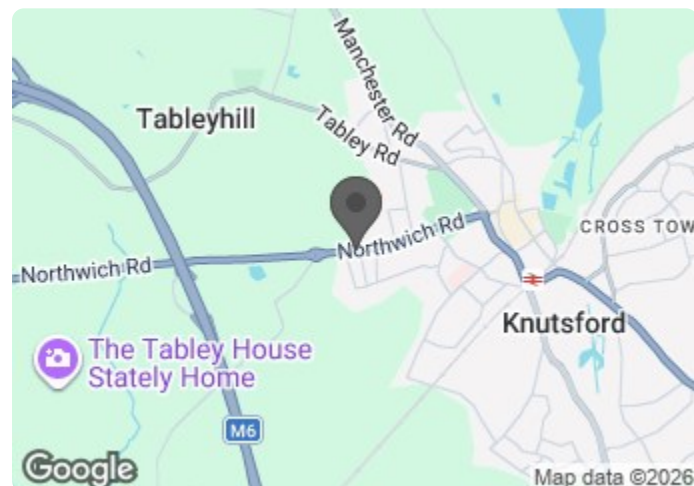
## 25 Centennial Place

Northwich Road, Knutsford, WA16 0AW



Total floor area 72.3 sq.m. (778 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: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	81
(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 £365,000 Leasehold**

A VERY WELL PRESENTED SOUTH WEST FACING ONE BEDROOM retirement apartment situated on the SECOND FLOOR, benefiting from an ALLOCATED PARKING SPACE.

Centennial Place built by McCarthy Stone is located in Knutsford for the over 60's.

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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 Registered in England and Wales No. 10716544



# Northwich Road, Knutsford, Cheshire

1 Bed | £365,000

## 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 emergency speech module is located in the hallway. Door off to storage cupboard/airing cupboard housing the boiler and plumbing for a washing machine. Further doors leading to the bedroom, living room and shower room.

## Lounge

A bright dual aspect lounge with ample space for a dining table and chairs, Sky Q connection point in the living room for hassle-free TV. There are TV, telephone, and power points and three ceiling lights.

## Kitchen

Bright spacious 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. With breakfast eating area.

## 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.

## 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.

## Car Parking

This property comes complete with an allocated car parking space

## 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 annual service charge is £3,182.88 for the financial year ending 31/08/2026.

## Moving Made Easy & Additional Information

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.
- 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 WEB PAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR  
PROPERTY CONSULTANT

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

