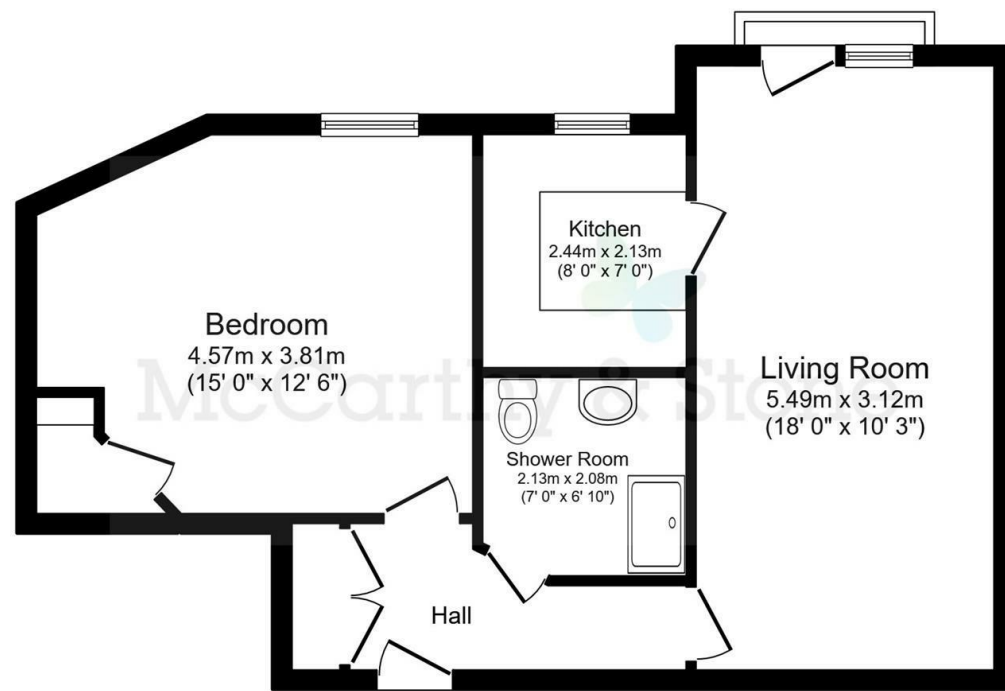


McCARTHY STONE RESALES

8 CONSTANCE PLACE,
LONDON ROAD, KNEBWORTH, SG3 6EE



BEAUTIFULLY PRESENTED one bedroom retirement apartment benefitting for a bright and airy living room with a JULIET BALCONY. Modern kitchen with BUILT-IN APPLIANCES, double bedroom with WALK IN WARDROBE and a CONTEMPORARY shower room. The development has EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place

~ PART EXCHANGE, ENTITLEMENTS ADVISE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

PRICE REDUCTION

OFFERS OVER £298,000 LEASEHOLD

For further details, please call **0345 556 4104**

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

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	87	87

McCARTHY STONE RESALES

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CONSTANCE PLACE, 111 LONDON ROAD,

1 BEDROOMS £298,000

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 apartments boast underfloor heating throughout, Sky connection points in living rooms, walk in wardrobes in main bedroom and French balconies to selected apartments. 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.

The Homeowners' lounge provides 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. As a community, homeowners also take regular theatre trips into London as well as other day trips.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall where the 24-hour Tunstall 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. Security door entry system with intercom. Doors lead to the bedrooms, living room, and shower room.

LIVING ROOM

A well-proportioned lounge with double glazed french door. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Electric power sockets. Part glazed doors lead onto a separate kitchen.

KITCHEN

Modern fitted kitchen with a range of high gloss base and eye level storage units. 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.

BEDROOM

A bright and airy room that has been beautifully decorated with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Large double glazed window.

SHOWER ROOM

A modern shower room with large shower cubicle. WC with concealed cistern. Wash hand basin and fitted mirror with built in light.

SERVICE CHARGE (BREAKDOWN)

- 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 service charges please contact your Property Consultant or House Manager.

Service charge: £3,745.26 for financial year ending 30/06/2024.

****Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs. (Often offset by Government Entitlements e.g., Attendance Allowance £3,500-£5,200).

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.

LEASE INFORMATION

Lease Length: 999 years from 1st Jan 2016

Ground Rent: £425

Ground rent review date: Jan 2031

ADDITIONAL SERVICE

**** Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs.
**** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
**** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
**** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT.

