

Alexander Bond & Company

Estate Agents | Property Management



Constance Place, Knebworth, Hertfordshire, SG3 6EE

Guide Price £450,000



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Constance Place

Knebworth, SG3 6EE

- Purpose-built McCarthy & Stone development designed for residents aged 60 and over.
- Communal lounge, landscaped gardens, guest suite, and a dedicated house manager.
- Situated near the heart of Knebworth village, close to local amenities and transport links
- Purpose-built to provide the highest standard of retirement living for those aged 60 and over.
- Chain Free Purchase
- Well-Equipped Kitchen With Integrated Appliances
- Two Modern Shower Rooms
- Underfloor heating throughout
- Beautifully Presented Throughout
- Internal Viewing Is Highly Recommended

A beautifully presented two-bedroom, two-bathroom apartment in the highly sought-after Constance Place development by McCarthy & Stone. Designed for modern, comfortable living, this property is perfect for those seeking a quiet, convenient location with excellent amenities.

The apartment boasts a spacious living area with dual aspect double glazed windows, a modern kitchen with integrated appliances, including an oven, microwave, ceramic hob, fridge-freezer, and dishwasher. Both bedrooms are generously proportioned, with the master bedroom featuring a walk-in wardrobe and an en-suite bathroom. The second bedroom is versatile, perfect for guests or a home office, and is served by a separate contemporary shower room. Additionally, there is a utility cupboard housing the washing machine and hot water tank.

Residents enjoy access to a range of communal facilities, including a homeowners lounge, landscaped gardens, a guest suite, and a dedicated house manager. The property is also secure and accessible, with lift access to all floors, a 24-hour emergency call system, and a video entry system.

Conveniently situated in the heart of Knebworth village, the apartment is within easy reach of local shops, essential amenities including doctors, dentists and pharmacies, as well as excellent transport links such as Knebworth train station.



ENTRANCE HALL

Access via front door, entry phone, built in cupboard with fuse box and meter.

UTILITY CUPBOARD

Stainless steel hot water tank, plumbing for a washing machine, power and light, heating controls, ceramic tiled floor, fitted shelves.

LOUNGE

Dual aspect double glazed windows.

KITCHEN

Double glazed window, fitted cream high gloss wall and base units with cupboards and drawers, fitted pan drawers, pull out storage racks, stainless steel sink unit with drainer and mixer tap, integrated fridge and freezer, 'Indesit' dishwasher, built in 'Neff' microwave, oven and ceramic hob, stainless steel splash back, fitted stainless steel cooker hood, ceramic tiled floor, part tiled walls.

BEDROOM ONE

Double glazed window, large walk in wardrobe with light, hanging rails and shelves.

ENSUITE SHOWER/ WET ROOM

Fitted shower attachment with mixer controls, low level WC, hand wash basin with mixer tap and cupboard under, tiled walls, ceramic tiled floor, heated towel rail, inset ceiling spot lights, extractor fan.

BEDROOM TWO

Double glazed window.





SHOWER ROOM

Fitted shower enclosure with shower attachment and mixer controls, pedestal hand wash basin with mixer tap, low level WC, heated towel rail, extractor fan, ceramic tiled floor, wall mounted mirror.

OUTSIDE

Very well cared for communal gardens with seating areas, plenty of parking onsite for visitors and residents.

GENERAL INFORMATION

Lease - 999 Years from 2016

Ground rent - £495 annually

Service Charge - £475.92 per month

The service charge covers:

Water rates for communal areas and apartments

Heating throughout the building including individual apartments.

Electricity, lighting and power to communal areas

24-hour emergency call system

Upkeep of gardens and grounds

Cleaning of communal windows and individual windows

Repairs & maintenance to interior and exterior communal areas

Contingency fund

Buildings insurance

The cost of the House Manager (i.e. staff/management)

Car Park space if required - £250 annually

Directions

Conveniently located in the well-connected village of Knebworth, the property benefits from excellent transport links, including Knebworth railway station, which provides direct services to London King's Cross as well as northbound routes to Cambridge and beyond. Regular bus services operate through the village, offering easy access to nearby towns such as Stevenage and Welwyn Garden City, while road users are well served by the nearby A1(M), accessible within a short drive, ensuring convenient connections both locally and further afield.



Residents Lounge



Floor Plans



Location Map



Energy Performance Graph

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	

Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.