

# Alexander Bond & Company

Estate Agents | Property Management



Constance Place, Hertfordshire Knebworth, SG3 6EE

Guide Price £425,000









# Constance Place

Knebworth, SG3 6EE

- Purpose-built McCarthy & Stone development designed for residents aged 60 and over.
- Well-Equipped Kitchen With Integrated Appliances
- Spacious Double Bedroom
- Two Modern Shower Rooms
- 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
- Secure and Accessible: Lift access to all floors, 24-hour emergency call system, and video entry system for added security.
- Purpose-built to provide the highest standard of retirement living for those aged 60 and over.
- Private Balcony

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 and 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.

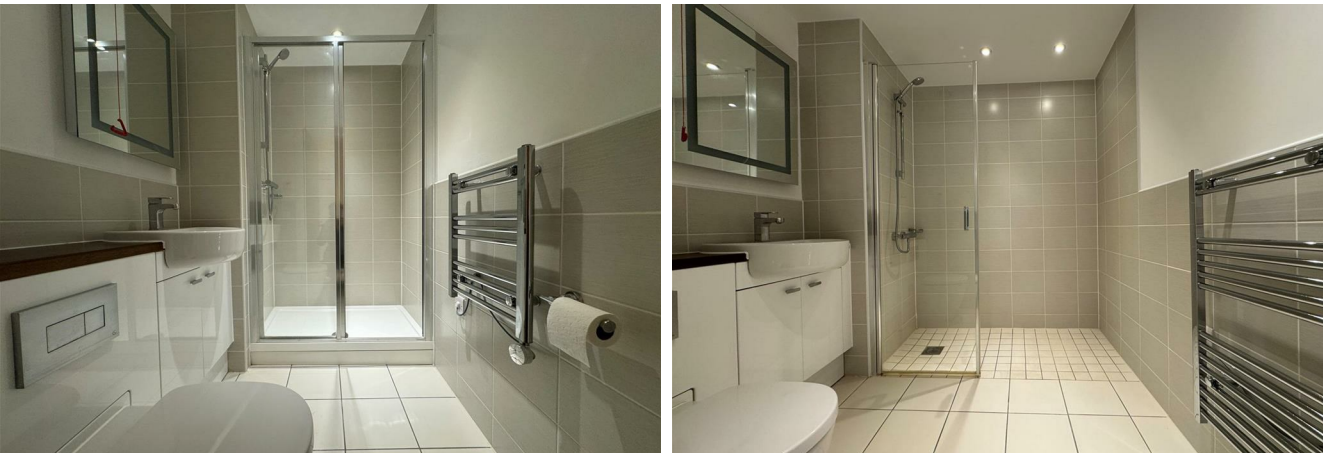
Residents enjoy access to a range of communal facilities, including a homeowners lounge, landscaped gardens, a guest suite, and a dedicated house manager. The property is also secure and accessible, with lift access to all floors, a 24-hour emergency call system, and a video entry system.

Conveniently located in the heart of Knebworth village, the apartment is close to local shops, amenities, and excellent transport links, including Knebworth train station.

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## Lease information





## Directions

The village is well placed for access to neighbouring towns and commuter links, with the following distances for guidance: Stanstead airport 28 miles - Luton airport 13 miles - Heathrow airport 39 miles - A1(m) 3.6 miles - Hertford 8.5 miles - St Albans 13 miles - M25 Jct23 14 miles while Knebworth mainline railway station enables access to London Kings Cross in around.







Floor Plans



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.

Location Map



Energy Performance Graph

