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est. 1992

27 Constance Place, Knebworth, SG3 6EE

Price £335,000

Stunning 1 bedroom retirement apartment in popular village location

A spacious 1 bedroom first floor retirement apartment with generous lounge/ dining room, contemporary well equipped kitchen, double bedroom, spacious walk-in wardrobe and a modern wet room. Decorated in neutral tones and benefitting from features including Oak veneer doors, under-floor heating and double glazing. EER: B

Constance Place is a highly exclusive McCarthy & Stone built development of just 26 individual & well planned apartments specifically designed to offer the very best in retirement living for the 60+ age group. Set within gorgeous landscaped gardens and within easy reach of the local village amenities and mainline rail link, these beautiful properties offer an elegant ancillary club lounge and guest suite for visitors, a house manager, video entry system and 24 hour emergency call links from your apartment. These fine homes offer an excellent option for those down-sizing and seeking security and comfort.

Knebworth village lies between the towns of Stevenage (to the north) and Welwyn Garden City (to the south). The County Town of Hertford is within a short driving distance and London is easily accessible by road via the A1(M), or the mainline rail link (Kings Cross approx 32 minutes).

Our busy High Street has shops that adequately cater for daily needs and includes: chemist, post office, library, doctors surgery, 2 dentists, Cooperative general store, well regarded junior/mixed infant school (so there is lots of young life in the village), churches and a recreational ground with tennis courts, bowling green and children's play area for visiting family to visit. On the village outskirts is Knebworth private members Golf Club and a Fitness centre with pool facilities.

Proximity

All times & distances are approximate as a guide only:
Stansted airport 24 miles - London Heathrow Airport 40 miles - Luton Airport 13 miles - Welwyn Garden City 6 miles - Hertford 7.5 miles - St Albans 15 miles - M25 circa 15 miles - A1(M) Junction 6 - 3 miles - Kings Cross 30/35 minutes by rail.

The accommodation is arranged as follows:

Solid wooden front door opening to:

Entrance hall 11'9 x 3'8 (3.58m x 1.12m)

A welcoming approach with inset spotlights, underfloor heating, emergency call panel, and oak veneer doors to the majority of the accommodation. There are double doors to a deep utility cupboard that has ceramic tiling to the floor, a wall light, hot water-tank and plumbing for a washing machine. Access to the loft.

Sitting & dining room 20'3 x 10'7 (6.17m x 3.23m)

This well proportioned room has a window to the rear, TV & satellite points, two ceiling lights, underfloor heating, space for a table and chairs, and a door to:

Kitchen 7'11 x 7'1 (2.41m x 2.16m)

A fully equipped kitchen with cream coloured, gloss fronted wall and base units comprising cupboards and drawers with grey working surfaces incorporating a 'Blanco' stainless steel sink with mixer tap and drainer. Appliances included an integrated Hotpoint fridge freezer, integrated Indesit dishwasher, built-in "Neff" oven/ grill and separate Neff microwave (both set at a convenient high level), 4-ring electric hob and stainless steel extractor fan above.

Bedroom one 14'2 x 12'8 (max) (4.32m x 3.86m (max))

The double sized bedroom has a window to the rear, underfloor heating, ceiling light and door opening to:

Walk in Wardrobe

Bathroom 7'0 x 6'8 (2.13m x 2.03m)

Fitted with a white suite comprising walk in shower cubicle, wash hand basin set in a vanity unit with cupboard under and low level dual flush WC. There is underfloor heating and an extractor fan.

Communal Areas

Benefits of living in Constance House include the use of communal areas including a large lounge and kitchen (also available for private use by residents by arrangement), and well maintained, attractively planted communal gardens. There are communal activities and gatherings in which to partake if you so wish, and a real sense of community amongst the residents. Constance House has a House Manager on site from 9:30-14:30 Monday to Friday and there is a visitors' suite for hire for your visiting guests who wish to stay (currently £25 per night).

Parking

There is a car park to the front of Constance House that provides space for visitors' parking and also spaces for residents which are for rent from McCarthy & Stone - for further details please enquire.

EER, Council Tax & Maintenance Charges

Council Tax Band C £1601.00
Energy Efficiency Rating (EER) - B

Ground Rent & Service charge - £1176 per annum
Other Costs:

Viewing Information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED, 01438 817007.

Disclaimer

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Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Fixtures & Fittings

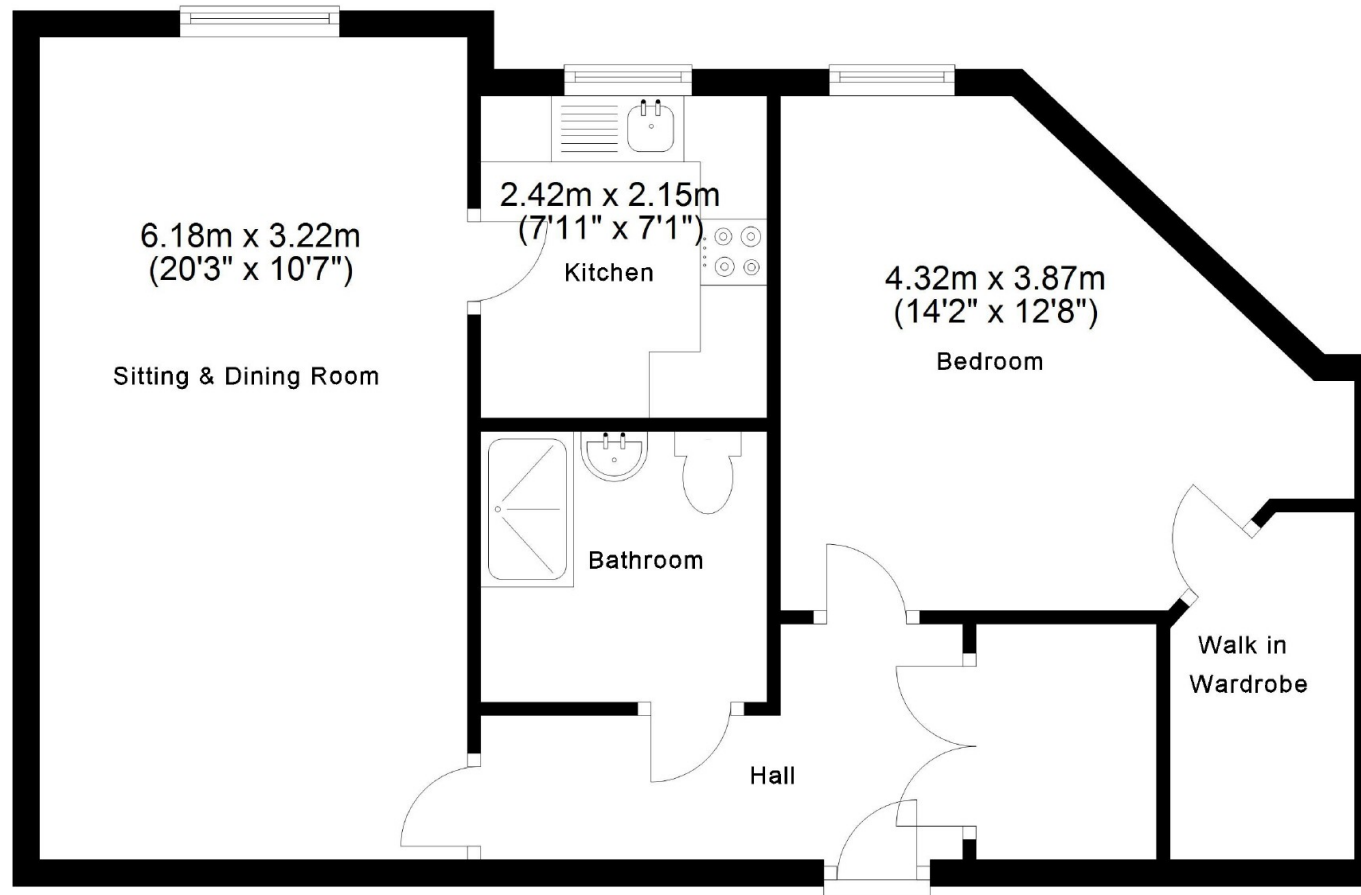
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.





Second Floor

Approx. 55.1 sq. metres (592.7 sq. feet)



Total area: approx. 55.1 sq. metres (592.7 sq. feet)



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