



2, Constance Place

Knebworth,
Hertfordshire, SG3 6EE
£270,000

country
properties

SPACIOUS ONE BEDROOM GROUND FLOOR MCCARTHY STONE RETIREMENT LIVING APARTMENT, PRESENTED TO A HIGH STANDARD THROUGHOUT, WITH PRIVATE PATIO AND ACCESS TO COMMUNAL GARDENS. Situated within the highly regarded Constance Place development in the heart of Knebworth, this McCarthy & Stone retirement apartment offers modern, secure and low-maintenance living for the over 60s. The development benefits from beautifully maintained communal gardens, a welcoming homeowners' lounge, lift access, and the reassurance of a House Manager and 24-hour emergency call system, all conveniently located close to local shops, amenities and transport links.

- Ground floor retirement apartment
- Modern Kitchen and wetroom
- Private patio area
- Communal grounds
- Retirement development for the over 60's
- Close to Knebworth town centre

Ground Floor

Communal entrance

The development is accessed via double doors with a secure entry system this then leads into the communal hallway where you can find access to all communal facilities and the lift to the upper floors, the site manager has an office in the entrance where she can be found each week day up until 2pm. Bright and spacious hallways lead to individual flats.

The Flat

Entrance Hall

A welcoming entrance hall providing access to all principal rooms within the apartment. The space is well-presented with neutral décor and fitted carpeting, creating a bright and inviting first impression. There is a useful storage cupboard, ideal for coats and household items, along with a secure entry system for added peace of mind. The hallway is thoughtfully designed to offer easy access throughout, in keeping with the convenience and practicality of this McCarthy & Stone development.

Living Room / Dining Room

A bright and generously proportioned living/dining room, offering a comfortable and versatile space ideal for both relaxation and entertaining. The room is well-presented throughout, featuring neutral décor and fitted carpeting, creating a warm and inviting atmosphere.

A particular feature of the room is the double glazed patio door, allowing an abundance of natural light and providing direct access onto a small patio area and communal gardens beyond—perfect for enjoying the peaceful surroundings of this development.

There is ample space for both lounge and dining furniture, with an additional window enhancing the light and outlook. The layout lends itself well to flexible living, making it an ideal hub of the home.

Kitchen

A well-presented and modern fitted kitchen, thoughtfully designed for both practicality and ease of use, forming part of this desirable ground floor apartment within the sought-after McCarthy & Stone retirement development at Two Constants Place, Knebworth. The kitchen features a contemporary range of high-gloss wall and base units with complementary work surfaces, incorporating a stainless steel sink unit with drainer positioned beneath a window providing pleasant natural light. Integrated appliances include an electric oven with hob and extractor hood over, fridge/freezer, dishwasher, and a washer/dryer, ensuring a streamlined and low-maintenance finish. Additional benefits include under-cabinet lighting, ample storage, and tiled flooring, all contributing to a bright and functional space ideally suited to modern retirement living.



Bedroom

A well-proportioned double bedroom, tastefully presented in neutral tones and offering a calm and comfortable retreat. The room benefits from a large window allowing for plenty of natural light, along with fitted carpeting enhancing the warm and inviting feel. A particular feature is the range of built-in wardrobes with mirrored sliding doors, providing excellent storage while also helping to maximise the sense of space. The bedroom offers ample room for additional furnishings and enjoys a quiet position within the development, making it ideal for restful living.

Wet room

A spacious and well-appointed contemporary wet room, designed with accessibility and ease of use in mind, in keeping with the high standards of this McCarthy & Stone retirement development. The room features a level-access walk-in shower area with thermostatically controlled shower, complemented by supportive grab rails and a fitted curtain. There is a modern suite comprising a low-level WC and a vanity unit with inset wash hand basin, along with useful wall-mounted storage cupboards. Further benefits include a heated chrome towel rail, fully tiled walls and flooring for ease of maintenance, and a wall-mounted mirror with integrated lighting, creating a bright and practical environment ideal for comfortable day-to-day living.

Communal areas

Lounge and other facilities

Constance Place benefits from a range of well-maintained communal areas designed to enhance a comfortable and sociable retirement lifestyle. Residents enjoy access to an elegant homeowners' lounge, providing a welcoming space to relax or socialise, with regular events and activities creating a real sense of community.

The communal areas are presented to a high standard and are professionally maintained, contributing to the overall ease of living and peace of mind that this McCarthy & Stone development provides.

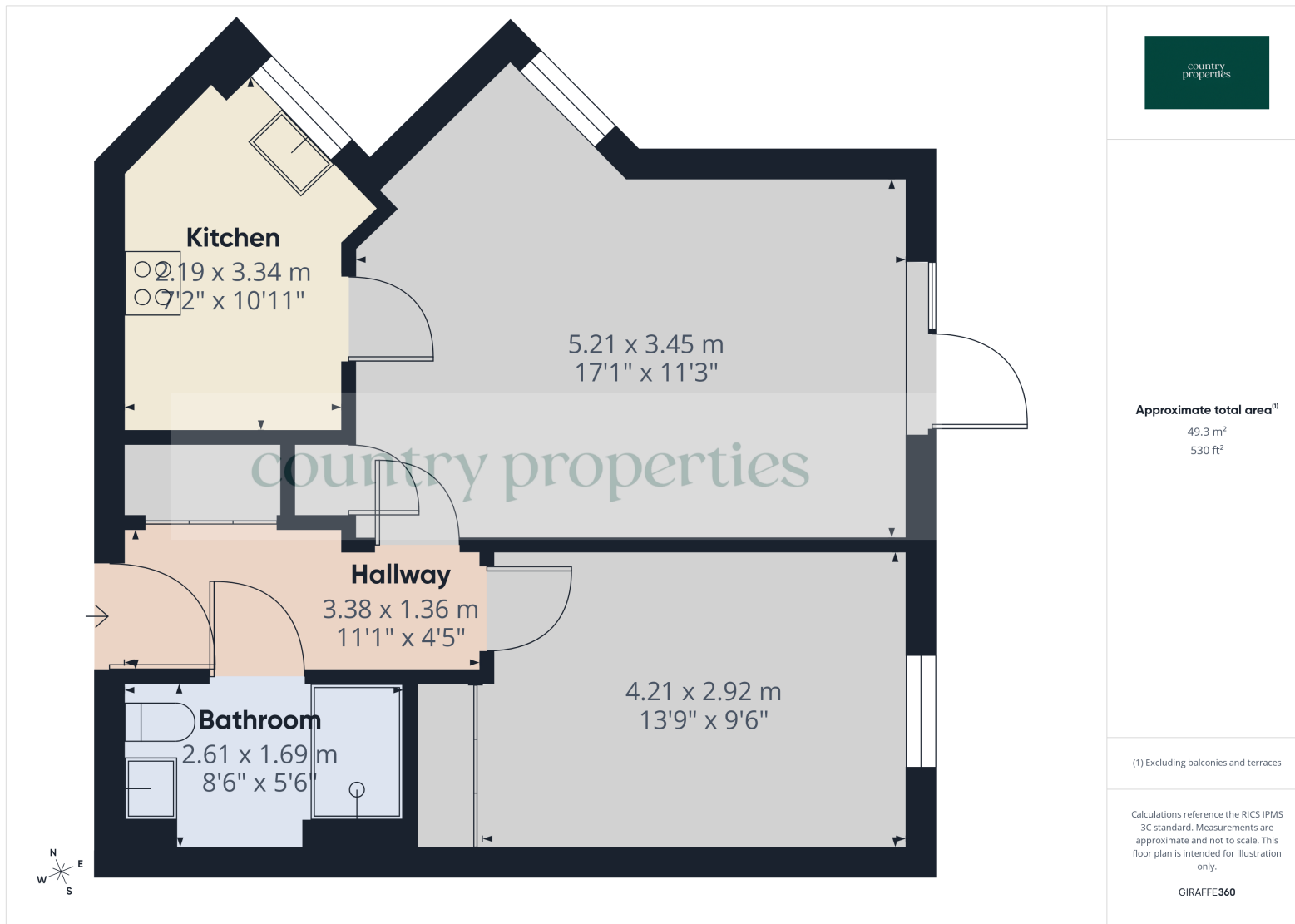
Additional facilities include a guest suite for visiting family and friends, lift access to all floors, and a dedicated House Manager on site for added convenience and reassurance.

Outside

The development is set within attractively landscaped communal gardens, offering pleasant outdoor spaces to enjoy throughout the year.

To the front of the development is a spacious carpark with available spaces to reserve for residents as well as ample visitors parking.



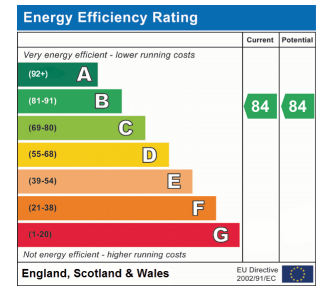


Approximate total area⁽¹⁾
 49.3 m²
 530 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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