



**** Last Remaining **** Constance Place, Knebworth present a McCarthy and Stone Development. These well planned and well presented apartments are to offer living for the 60+ age group. The remaining apartments offer a 10 year NHBC guarantee and are perfect if you are looking to downsize. These apartments are set within landscaped gardens and are within close reach of local shops and Knebworth train station. Constance Place provides a house manager, video entry system, 24 hour emergency call link and allocated parking. Apartments available provide features like, underfloor heating, fitted kitchens with integrated appliances, en suites, Juliet balcony. If you would like further details please contact us.



Entrance Hall

Oak veneer front door, opens to entrance hall.

Living/Dining Room

19'2 x 11'4 (5.84m x 3.45m)

Kitchen

9'8 x 7'9 (2.95m x 2.36m)

Bedroom

17'3 x 9'6 (5.26m x 2.90m)

En Suite to Master**Bedroom Two**

14'11 x 9'7 (4.55m x 2.92m)

Shower Room**Charges**

Prices are based on a 2 bedroom apartment - The estimated weekly charge is £94.06. This is made up of an estimated Service charge of £84.57 and estimated Landlord Ground Rent of £9.49

Parking

Allocated parking for one vehicle

Photo's and Floor Plan

Please note the photos are not for each apartment and are just a guide to show the development in general. Floor plans are also a guide to give you an insight of size and layout.







* Outward facing door to apartment 4 with balcony overhead.

Apartments 4, 11 & 21

Living/Dining Room	7030mm x 3605mm	23'1" x 11'10"
Kitchen	2400mm x 2275mm	7'10" x 7'6"
Bedroom 1	5255mm x 3030mm	17'3" x 9'11"
Bedroom 2	5475mm x 2750mm	18'0" x 9'0"

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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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