

*Platinum Range*



**McCarthy & Stone**

The UK's leading retirement housebuilder

**Constance Place**

Exclusive retirement apartments in the beautiful village of Knebworth



## Constance Place

Relaxed village living in the rolling hills of the English countryside.



## Leave those worries behind and just enjoy wonderful days...

McCarthy & Stone is proud to introduce Constance Place, a stunning new development of 26 spacious 1 and 2 bedroom apartments, specifically designed to offer the very best in Retirement Living.

At Constance Place, there is a choice of apartment designs, some of which benefit from a patio, Juliet or walk out balcony. There will be attractive gardens surrounding the development which will be maintained for you.

We are certain that your visitors will enjoy having a coffee in the elegant Club Lounge or while they are admiring your new apartment. If a light lunch is the order of the day then why not enjoy a short walk to a traditional country inn like the Lytton Arms; you may even go al fresco if the weather allows!

Should your visitors wish to stay over, we have a beautiful and convenient guest suite which can be booked ahead with the House Manager.

It is not surprising that our developments are high on the list when customers first consider moving from an existing family home. McCarthy & Stone is renowned not only for its coveted 5 Star Customer Service rating, but also for developments set in carefully selected locations and of course, our range of well planned apartments, which are sure to be the envy of friends and family alike.

Because we understand that making the decision to move can sometimes be difficult, we have a team of professional staff on hand to guide you every step of the way.

We are able to assist our customers by creating a tailor-made moving package that will enable you to move into your new apartment at your pace, when you're ready.



  
**McCarthy & Stone**  
The UK's leading retirement housebuilder

Guest Suite – extra charges apply.



## Your apartment with all the latest comforts...

Our developments feature the latest in stylish designs for modern living and have been created to a high specification with your convenience and enjoyment in mind.

There is something rather lovely about a new kitchen, ready and waiting to be used, but also for your personal touches to be added – making you feel right at home.

For your comfort and convenience, each kitchen has been carefully planned with a mid-height oven for easy access, there is an integrated microwave, fridge freezer, ceramic hob, slimline dishwasher and a washer dryer.

Photography of Centenary Place, Southend-on-Sea.

The apartments at Constance Place feature elegant kitchens in a gloss ivory finish with co-ordinated work surfaces and upstands. Each apartment features underfloor heating throughout and carpets are included, creating a warm and cosy environment without radiators taking up wall space unnecessarily.

Shower rooms are spacious with a half tiled finish to all dry areas and fully tiled level access showers.

There is a security alarm system for your peace of mind which also provides a video entry system and a 24 hour emergency call link.



## Your new apartment in detail

### General

- ✦ Double glazing to all windows
- ✦ Juliet balcony or patio with selected apartments
- ✦ Walk-in wardrobe to apartments, except The Emmeline which features a fitted wardrobe
- ✦ Washer dryer, refer to Sales Executive for location
- ✦ Telephone and television point in living room and bedrooms
- ✦ Sky/Sky+ connection point in living room\*
- ✦ Communal and maintained landscaped gardens
- ✦ On site parking (one space per apartment)
- ✦ NHBC 10 year warranty

### Kitchen

- ✦ Fitted kitchen with integrated fridge/freezer, mid-height oven, ceramic hob, slimline dishwasher and integrated microwave oven
- ✦ Stainless steel sink, cooker hood and glass splashback
- ✦ Cutlery tray and space enhancing trays to suitable cupboards
- ✦ Lever mixer taps

### Shower rooms

- ✦ Shower room in one bedroom apartments and en-suite in two bedroom apartments to be tiled and fitted with level access
- ✦ White sanitary ware with high quality fittings

### Heating and finishes

- ✦ Underfloor heating
- ✦ Neutral décor
- ✦ Oak veneered doors
- ✦ Chrome door furniture and fittings

### Safety and security

- ✦ Video door entry
- ✦ 24 hour emergency call system
- ✦ Smoke detector and intruder alarm
- ✦ Illuminated light switches to bathroom and main bedroom

This specification is for guidance only, some items may vary. Please check with Sales Executive for further details. Images are indicative only. \*Sky/Sky+ subject to Sky subscription.



The perfect place to be... comfortable surroundings, with the latest and carefully selected fixtures and fittings to enable you to live your life, your way.



# Enjoy life in this stunning country village

Constance Place enjoys a central location in the picturesque village of Knebworth meaning everything you need is close at hand.

Local shopping and amenities including the library and post office, the supermarket and train station are just a short walk away. There are plenty of clubs and societies in the village which prides itself on having a true community feel, set amid beautiful surroundings.

The famous Knebworth House and gardens is just three miles from the development. This lavish Tudor stately home is a fantastic example of gothic architecture complete with gargoyles and turrets while the formal gardens boast flowers, herbs and, more recently, a family-friendly dinosaur trail. You can enjoy a traditional cream tea in the 16th century Garden Tea Rooms, while for nature lovers, Knebworth Country Park offers 250 acres of rolling hills including avenues of limes and chestnut trees as well as wild deer to look out for.

Sports and leisure are popular in Knebworth with cricket, football and cycling taking place on a regular basis. Well-supported clubs include groups for gardening, walking, dance and amateur dramatics.

Knebworth is fortunate to be surrounded by charming villages including Woolmer Green and Datchworth where you can find a variety of restaurants and traditional pubs if you don't want to cook at home. The larger towns of Hertford, Welwyn Garden City and Stevenage are just a short drive away with shopping on a larger scale as well as plenty of choice when it comes to a little culture, history or exciting leisure activities.

All distances and travel times are approximate and taken from Google Maps.



**McCarthy & Stone**  
The UK's leading retirement housebuilder



Living at Constance Place, you can do as much or as little as you want to...



Photography of the local area.

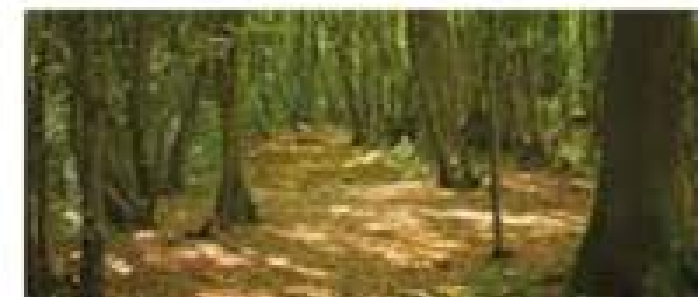


Constance Place takes its name from the Lytton family and their long history at Knebworth House. Lady Constance Lytton was also a noted campaigner for women's rights.

# Getting out and about couldn't be easier

You are in a great location in Knebworth with everything to hand. You can leave those everyday worries behind and do the things you want to do.

- 1 Knebworth Post Office 0.2 miles
- 2 The Co-op 0.2 miles
- 3 Lloyds Pharmacy 0.2 miles
- 4 Hair (Hairdresser) 0.2 miles
- 5 Knebworth, St Martin (Church) 0.2 miles
- 6 Knebworth Library 0.3 miles
- 7 Knebworth Medical Practice 0.3 miles
- 8 Shopping 0.3 miles
- 9 Christophers (Opticians) 0.4 miles
- 10 Village Dental Practice 0.4 miles
- 11 Bus Stop 0.4 miles
- 12 Knebworth train station 0.5 miles



Distances are for guidance only and sourced from Google Maps. Photography of the local area.



Times are for guidance only and sourced from Google Maps and National Rail.

# Development layout and apartment locations



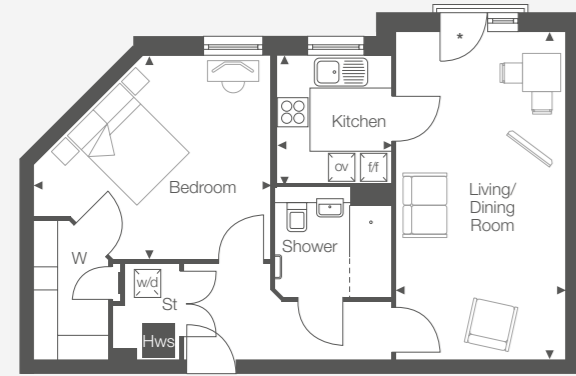
- GS - Guest Suite
- L - Lift
- MS - Mobility Scooter Store & Charging Point
- OFF - Office
- KIT - Kitchen
- P - Plant Room
- BS - Bin Store
- ST - Store
- WC - Communal Toilet
- 1 bedroom apartment
- 2 bedroom apartment
- 1 - Postal Number



Computer generated image indicative only, materials and colours may vary.

Development layout not to scale and for guidance only, refer to Sales Executive for more details.

## The Millicent

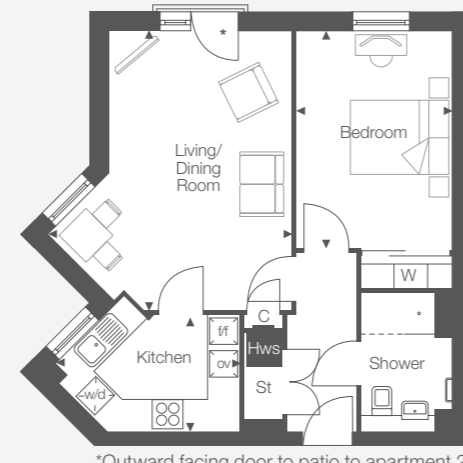


\*Outward facing door to patio to apartments 1 & 7, window only to apartments 17 & 27.

### Apartments 1, 8 & 18 (7, 17 & 27 handed)

Plots 1, 8 & 18		
Living/Dining Room	6180mm x 3200mm	20'3" x 10'6"
Kitchen	2400mm x 2150mm	7'10" x 7'1"
Bedroom	4475mm x 3845mm	14'8" x 6'9"
Plots 7, 17 & 27		
Living/Dining Room	6180mm x 3200mm	20'3" x 10'6"
Kitchen	2400mm x 2150mm	7'10" x 7'1"
Bedroom	4135mm x 3845mm	13'7" x 12'7"

## The Emmeline



\*Outward facing door to patio to apartment 2.

### Apartments 2, 9 & 19

Living/Dining Room	5260mm x 4595mm	17'3" x 15'1"
Kitchen	3600mm x 2195mm	11'10" x 7'2"
Bedroom	4070mm x 2915mm	13'4" x 9'7"

## The Christabel

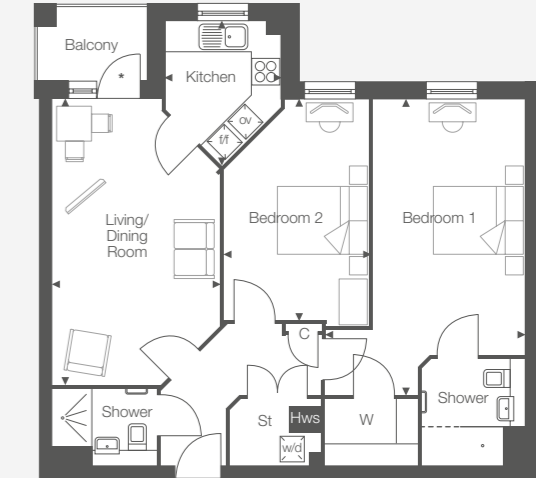


\*Window only to apartment 23.

### Apartments 14 & 24 (22 & 23 handed)

Living/Dining Room	5850mm x 3450mm	19'2" x 11'4"
Kitchen	2960mm x 2370mm	9'8" x 7'9"
Bedroom	5255mm x 2905mm	17'3" x 9'6"

## The Sylvia



\*Outward facing door to apartment 3 with balcony overhead.

### Apartments 3, 10 & 20

Living/Dining Room	5880mm x 3450mm	19'4" x 11'4"
Kitchen	2960mm x 2370mm	9'8" x 7'9"
Bedroom 1	6085mm x 4115mm	20'0" x 13'6"
Bedroom 2	4540mm x 2920mm	14'11" x 9'7"



Ground floor



First floor



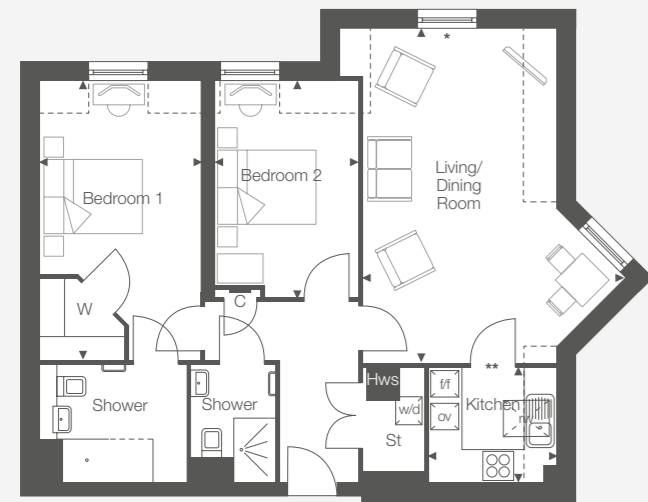
Second floor

[ff]: Built in fridge/freezer [wd]: Washer dryer [ov]: Built in oven/microwave C: Cupboard St: Storage [tr]: Heated towel rail W: Wardrobe Hws: Hot water store

► Denotes measurement points. The dimensions given on plans are for general guidance only and a tolerance of +/- 5% is allowed. They should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. Depicted furniture is indicative only.



# The Madelin

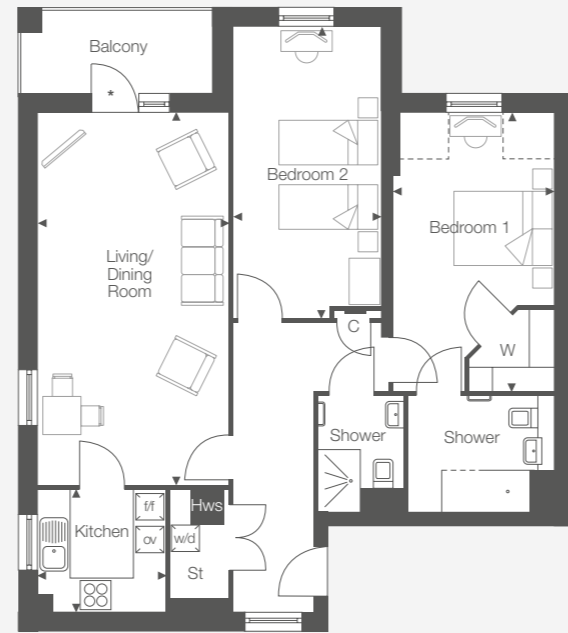


\* 2 windows across wall to apartment 16.  
 \*\* Variants to kitchen layout, refer to Sales Executive for details.  
 † Window to apartment 16.

## Apartments 16 & 26

Living/Dining Room	6305mm x 4940mm	20'8" x 16'3"
Kitchen	2400mm x 2150mm	7'10" x 7'1"
Bedroom 1	5255mm x 3030mm	17'3" x 9'11"
Bedroom 2	4075mm x 2715mm	13'4" x 8'11"

# The Annie



\*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"



Ground floor



First floor



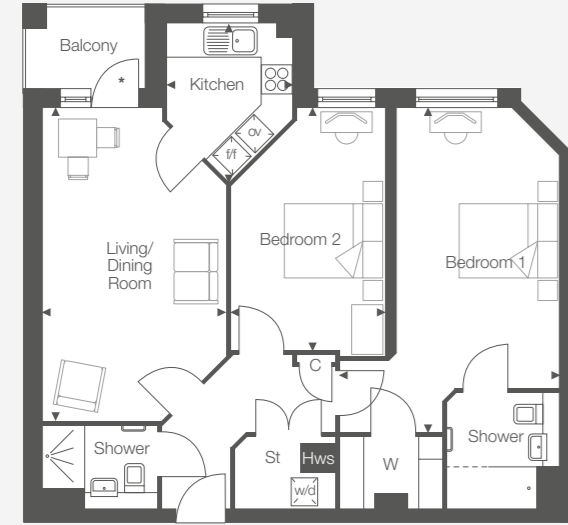
Second floor

- [fridge icon]: Built in fridge/freezer
- [washer icon]: Washer dryer
- [oven icon]: Built in oven/microwave
- C: Cupboard
- St: Storage
- [towel rail icon]: Heated towel rail
- W: Wardrobe
- Hws: Hot water store
- : Reduced head height to apartments 21 & 26 only



Photography of Centenary Place.

## The Emily

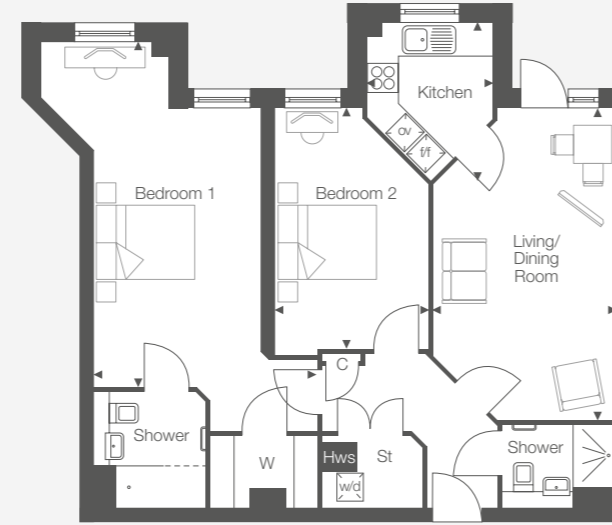


\*Outward facing door to apartment 5 with balcony overhead.

### Apartments 5 & 12

Living/Dining Room	5880mm x 3450mm	19'4" x 11'4"
Kitchen	2960mm x 2370mm	9'8" x 7'9"
Bedroom 1	6085mm x 4115mm	20'0" x 13'6"
Bedroom 2	4540mm x 2920mm	14'11" x 9'7"

## The Tess



### Apartment 6

Living/Dining Room	5880mm x 3450mm	19'4" x 11'4"
Kitchen	2960mm x 2370mm	9'8" x 7'9"
Bedroom 1	6495mm x 4235mm	21'4" x 13'11"
Bedroom 2	4540mm x 2920mm	14'11" x 9'7"

## The Esther



\*2 windows across wall to apartment 15.

### Apartments 15 & 25

Living/Dining Room	6305mm x 4065mm	20'8" x 13'4"
Kitchen	2400mm x 2150mm	7'10" x 7'1"
Bedroom 1	5255mm x 3030mm	17'3" x 9'11"
Bedroom 2	4075mm x 2715mm	13'4" x 8'11"



Ground floor



First floor



Second floor

[ff]: Built in fridge/freezer

[wd]: Washer dryer

[ov]: Built in oven/microwave

C: Cupboard

St: Storage

[hr]: Heated towel rail

W: Wardrobe

Hws: Hot water store

---: Reduced head height to apartment 25 only

► Denotes measurement points. The dimensions given on plans are for general guidance only and a tolerance of +/- 5% is allowed. They should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. Depicted furniture is indicative only.



# McCarthy & Stone... Bringing it all together

## Greater freedom to do the things you want...

At McCarthy & Stone we pride ourselves on ensuring that each development is unique and is designed to blend harmoniously with the local architecture. The location is also high on the list of requirements and provides all the right connections either on foot, by bus, car or rail.

Knowing that our customers are also very individual, we take great care to provide privacy when you want it and assistance when you need it.

Our House Managers are carefully selected to ensure that they fully appreciate this important concept. They are often viewed as a friendly neighbour but they are there to ensure that the day to day management of the development runs smoothly inside and out. Without the maintenance worries of a larger family home, you can concentrate on doing the things you really enjoy.



## McCarthy & Stone leading the way...

Renowned for our 5 star customer service, we are proud to be the largest provider of privately owned specialist retirement properties in the UK. In the past 38 years we have built almost 50,000 apartments nationwide. We take great care to ensure our designs and specifications continue to move forward and in turn, our retirement solutions meet the needs of today's customers.



  
**McCarthy & Stone**  
The UK's leading retirement housebuilder



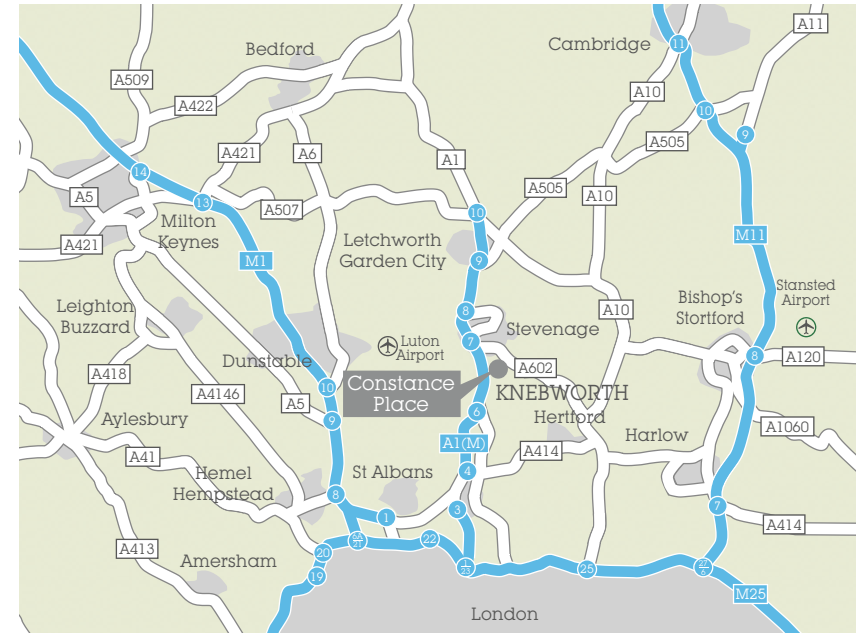
Life. The only way to live it... is your way

# How to find Constance Place

Constance Place, London Road, Knebworth, Hertfordshire SG3 6HD

## From the M25

- Leave the M25 at junction 23 onto the A1(M)
- Continue on A1(M)
- At junction 6 take the exit A1000 to Welwyn
- At the roundabout take the 2nd exit onto A1000/Welwyn By Pass Road
- At the roundabout take the 2nd exit and continue on A1000/Welwyn By Pass Road
- At the roundabout take the 3rd exit onto B197/Great North Road
- Road continues onto Mardley Hill
- Road continues onto London Road
- At roundabout take the 2nd exit and continue on London Road
- Constance Place is located just after Haygarth, on your right



Map not to scale



**McCarthy & Stone**

The UK's leading retirement housebuilder

Please call us free on 0800 201 4106 and we'll help you find the perfect apartment or visit [mccarthyandstone.co.uk/constanceplace](http://mccarthyandstone.co.uk/constanceplace)



All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this brochure, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ or email us at: [comments@mccarthyandstone.co.uk](mailto:comments@mccarthyandstone.co.uk).