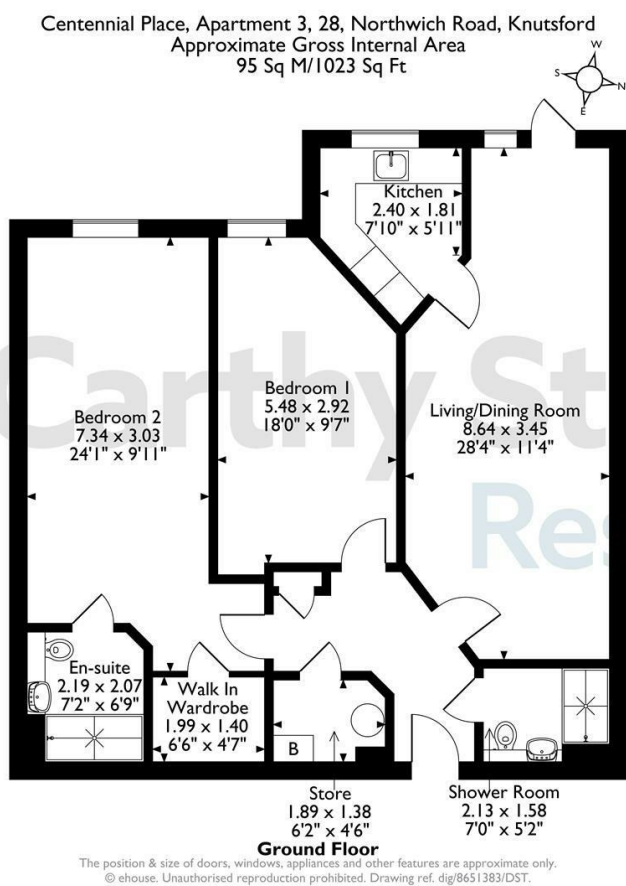
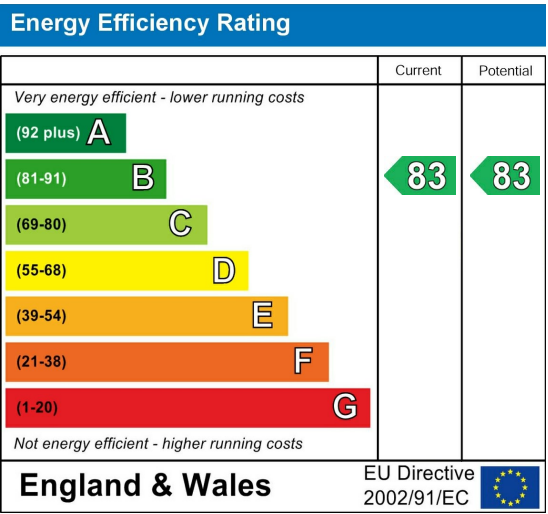
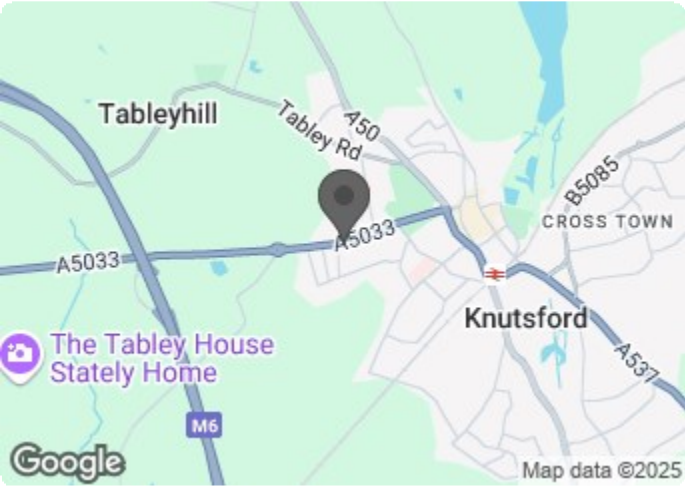


3 Centennial Place

Northwich Road, Knutsford, WA16 0AW



Council Tax Band: E



Asking price £499,950 Leasehold

A WEST FACING TWO BEDROOM retirement apartment situated on the GROUND FLOOR WITH DIRECT ACCESS TO THE COMMUNAL GARDENS AND PATIO AREA and benefitting from an ALLOCATED PARKING SPACE.  
Centennial Place built by McCarthy Stone is located in Knutsford for the over 60's.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Northwich Road, Knutsford, Cheshire

## Centennial Place

Set in a thriving market town in Cheshire on the outskirts of the traditional cobbled streets of its town centre is McCarthy Stone's Knutsford Retirement Living development. Retiring here will see you immersed in busy upmarket village life in an area steeped in history and charm.

This development features 46 one and two-bed luxury apartments. Each designed to make your life that little bit easier. From raised electric sockets and ovens, to non-slip bathroom flooring. A luxurious communal lounge will also offer a place to relax over a tea or coffee with your fellow homeowners.

Easy independent living for the over 60s

All our retirement property for sale in Knutsford is cleverly designed with smart yet stylish features, like easy turn taps, to make life easier now and in the future. Low maintenance, warm and elegant, with the latest security and safety features built in.

Many of these retirement apartments have either private patios or balconies. All offer access to attractive communal spaces including the fabulous lounge with Wi-Fi and a state-of-the-art audio and video system plus a gorgeous garden area with seating. You're looked after by the friendly on-site manager and these shared spaces are filled with (entirely optional) events, parties and clubs.

## Entrance Hall

Front door with spy hole leads in to the entrance hall. The door entry system and 24-hour Tunstall emergency speech module is located in the hallway. Door off to storage cupboard/airing cupboard housing the boiler



and washing machine (available by separate negotiation). Further doors leading to the bedrooms, living room and shower room.

## Lounge

A bright lounge with ample space for dining and patio door opening on to the communal gardens. Sky Q connection point in the living room for hassle-free TV. There are TV, telephone, and power points and three ceiling lights.

## Kitchen

Modern fitted kitchen with a range of platinum grey base and wall units, fitted with drawers and cupboards. Roll edge work surface with composite sink with mixer tap and drainer and a ceramic hob and cooker hood above. Built-in raised level electric oven with a microwave above. Integrated slim line dishwasher and full height fridge and freezer.

## Bedroom One

The master bedroom benefits from two ceiling lights, TV and telephone point and door to a walk-in wardrobe housing rails and shelving. A further door leads to the en-suite bathroom. A full length window providing lots of natural light.

## Ensuite

A modern fully tiled en-suite shower room with glass shower screen and shower unit. Wall mounted vanity unit with inset wash hand basin and wall mounted mirror above with shaver point to the side. Wall mounted WC with concealed cistern. Emergency pull-cord.

## Bedroom Two

A Good sized second bedroom that could be used as a bedroom, office or hobby room. Full length window, ceiling light, TV and telephone point.



# 2 bed | £499,950

## Shower Room

A fully tiled shower room with wall mounted WC, wash basin with mirror above and a double width shower cubicle with glass surround and sliding door. Hand rail and emergency pull cord.

## Service Charge Information

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

The service charge is £4,448.12 per annum (for financial year ending 31/08/2025).

## Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Parking

This property has an allocated parking space

