



Centennial Place

Knutsford

McCarthy Stone

Retirement living *your way*



Happiness, confidence, security

For us, it’s about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

Contents

Live life your way, with Retirement Living	4
Welcome to Knutsford	6
Centennial Place	8
Development overview	14
Property details	16
Our service charge explained	18

Live life your way

with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a sought-after location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite[^], which has en-suite facilities.

Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week*, is the friendly face who takes care of the day-to-day running of the development.

We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.



Knutsford

Relaxed living in a charming market town



- | | | | |
|---------------|---------------------|----------------|----------------|
| 1 Bank | 6 Church | 11 Hospital | 16 Sports Club |
| 2 Café | 7 Convenience Store | 12 Library | 17 Supermarket |
| 3 Cinema | 8 Doctors Surgery | 13 Market | 18 Theatre |
| 4 Coffee Shop | 9 Dentist | 14 Museum | |
| 5 Chemist | 10 Golf Club | 15 Post Office | |



A short walk from Centennial Place will take you to the town's centre. Here you'll find a choice of small supermarkets, plus an impressive range of independent shops alongside familiar high street names. There's a post office, library, a GP surgery, chemist and community hospital, all within a mile of the development.

Foodies will love King Street, lined with bars and eateries serving a mix of cuisines from European to Japanese. Once a month the town hosts an outdoor artisan market, selling the best goodies Cheshire has to offer.

As you wander, you'll notice several Tudor, Georgian and Victorian buildings. The Italianate style of architect Richard Harding Watt is most prominent, bringing a romantic charm.

Live life your way

Knutsford offers plenty to do, from the May Day procession to a Christmas Market. A sports club offers tennis, squash and bowling, and Knutsford Golf club offers a 9-hole course with stunning



countryside views. The town also has a cinema and a theatre too.

You'd never get bored of nearby Tatton Park, home to a mansion house, 50 acres of landscaped gardens and 1,000 acres of deer park, plus a farm, restaurant and shop. Every July the RHS hosts its flower show here.

Other nearby attractions include Alderley Edge, famed for being home to the rich and famous and Prestbury, a pretty village on the boundary of the Peak District National Park.

You have easy access to the M6, connecting you to Manchester, Liverpool and Chester. Knutsford's train station is a 5-minute drive. A bus service connects you to Northwich, Altrincham, Wilmslow and Macclesfield. Manchester Airport is just 12 miles way.

You'll be well looked after in Knutsford

Designed with the over 60s in mind, Centennial Place is built to high standards and is an ideal place to live life your way.

Designed

with you in mind

As you approach Centennial Place, you'll immediately appreciate its thoughtful design. The red brickwork and grey, pitched roofs are a complement to the traditional character of the town. There's a memorial garden, built in honour of the cottage hospital that once stood in the grounds, to mark the end of the First World War. The tree lined route to the entrance provides a respectful formality.

This thoughtful approach continues through into the welcoming reception area. From here you will discover the social hub of the development, the communal lounge.

This elegant space is where our community can spend time together. From a catch up over coffee in the morning to an evening gathering filled with fun and laughter.

There's also a quiet spot or two if you just want to settle down with a newspaper or a good book.

From the lounge you can step out on to a patio and take paths that lead you through the beautifully landscaped gardens that surround the building. You'll find comfortable seating areas to the east and west sides of the development, providing plenty of opportunity for residents and their guests to enjoy the warmer weather and appreciate the surroundings. An eye-catching pergola completes the picture.

The gardens have been created to be enjoyed throughout the seasons. Each plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues. What's more, you don't even need to lift a trowel or wrestle with a lawnmower to keep the garden immaculate. We look after all the outside spaces for you.





More for you

Guest Suite^{^#}

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities.

House Manager

Ensures the development is safe, secure and well maintained, alongside arranging social activities that help build a strong sense of community.

Pets welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Parking[#]

Spaces are available for purchase.

Made for living *your way*

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Centennial Place is no exception.

Comprising 46 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

When purchasing or renting your apartment at Centennial Place, we can help you every step of the way*.

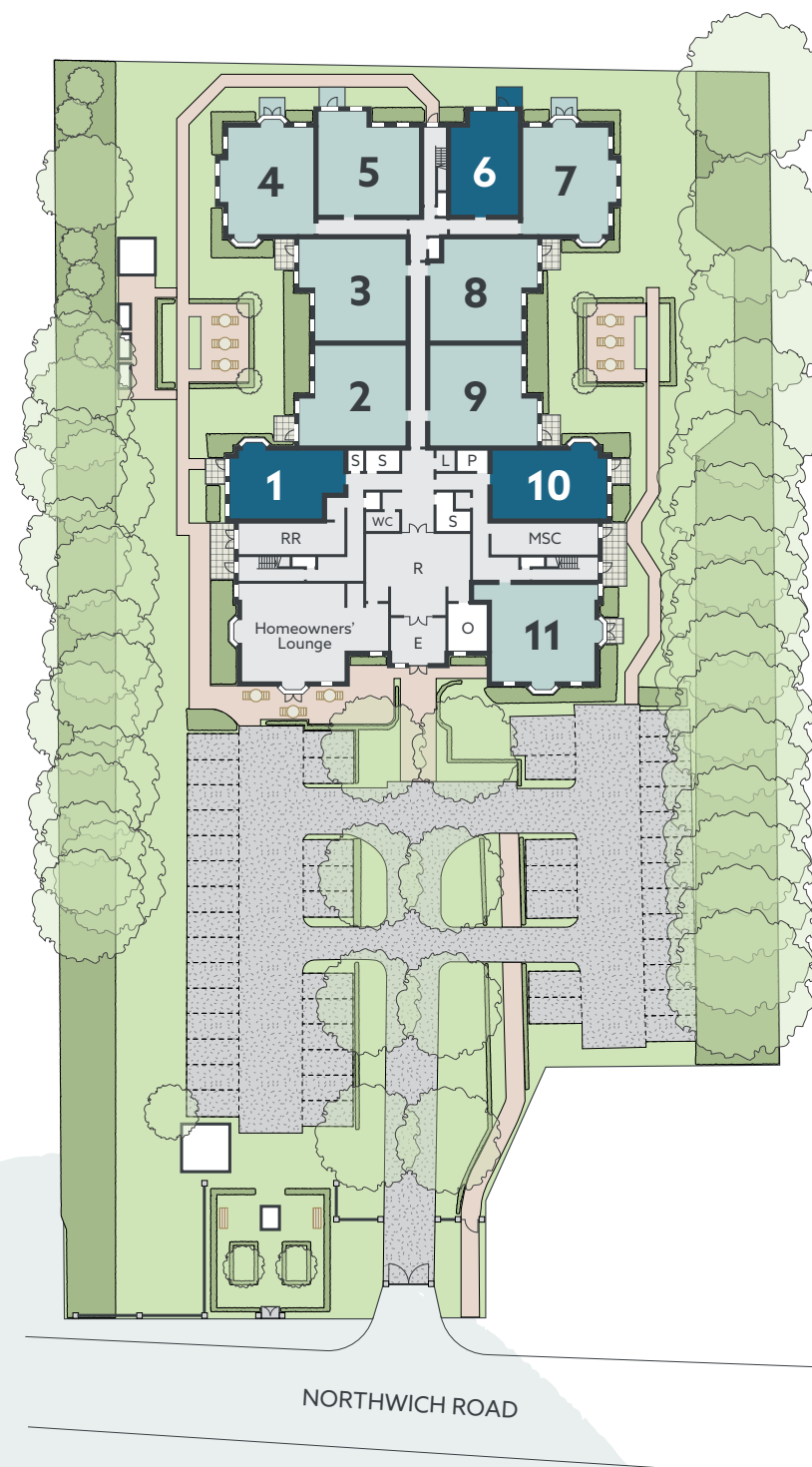
If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents, to arranging your removals. And with our Part Exchange service, you'll have a cash buyer for your current home.

To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.



Centennial Place

Ground Floor

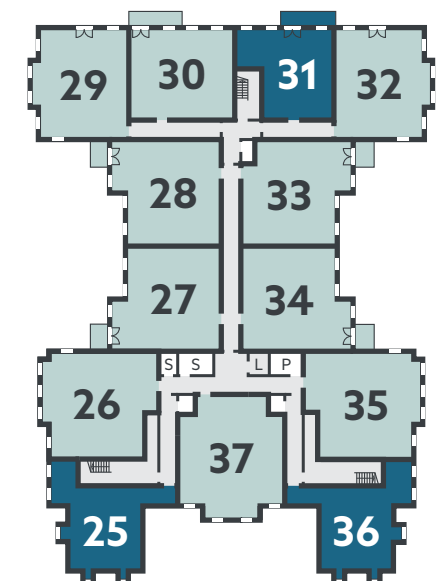


Apartments are available to buy or rent. For the latest availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/centennial-place

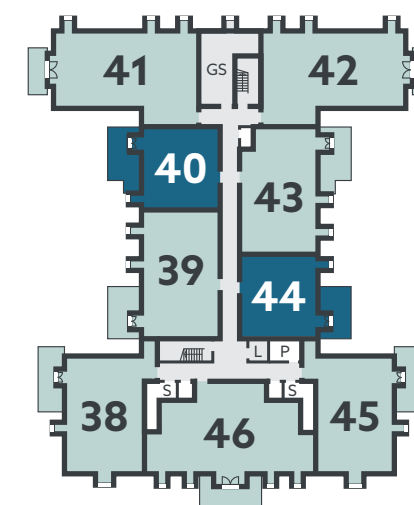
First Floor



Second Floor



Third Floor



- 1 bedroom apartment
- 2 bedroom apartment

- E - Entrance Lobby
- GS - Guest Suite
- L - Lift
- MG - Memorial Garden
- S - Store
- MSC - Mobility Scooter Charging
- O - Office
- P - Plant Room
- R - Reception
- RR - Refuse & Recycling

Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Balcony, terrace or patio to selected apartments
- ▶ Walk-in or fitted wardrobes to all master bedrooms
- ▶ Telephone and television point in living room and bedrooms
- ▶ Sky connection point in living room*
- ▶ Utility cupboard
- ▶ Washer/dryer
- ▶ NHBC 10-year warranty
- ▶ 2-year apartment warranty†

Kitchen

- ▶ Fitted kitchen with integrated ceramic hob and oven
- ▶ Integrated fridge freezer
- ▶ Microwave
- ▶ Stainless steel cooker hood and splashback
- ▶ Anthracite composite sink
- ▶ Lever mixer taps

Heating and finishes

- ▶ Electric panel radiators
- ▶ MVHR – Mechanical Ventilation with Heat Recovery – improves air quality and recovers outgoing heat – reducing heating costs
- ▶ Neutral décor throughout
- ▶ Chrome door furniture and fittings
- ▶ Flooring throughout with tiled floors to shower rooms

Shower room

- ▶ Shower room with tiled flooring
- ▶ White sanitary ware with high quality fittings
- ▶ Additional ensuite in all two bedroom apartments
- ▶ Fitted mirror
- ▶ Heated towel rail
- ▶ Integrated shaver socket

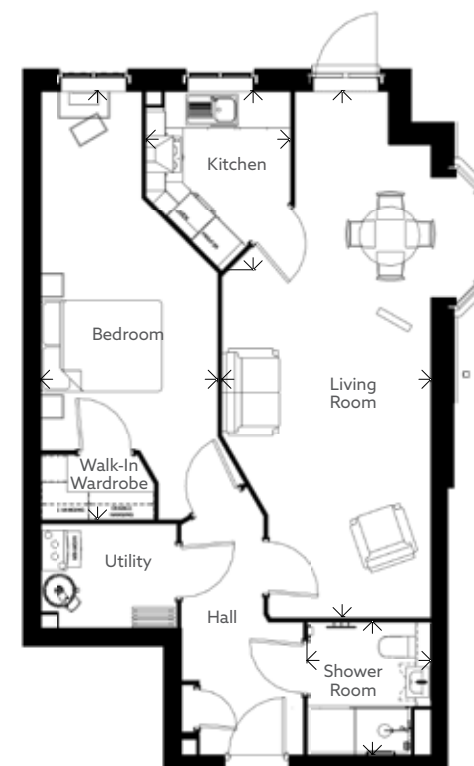
Safety and security

- ▶ Door camera entry system which is linked to the TV
- ▶ 24-hour emergency call system with a personal pendant alarm
- ▶ Intruder alarm
- ▶ Smoke alarm and CO² detector
- ▶ Illuminated light switches to hall, bedroom(s), shower room and additional WCs

Typical apartment layouts

Approximate room sizes

One Bedroom Apartment



Living room

11'4" x 28'6" / 3458mm x 8699mm

Kitchen

7'9" x 9'9" / 2373mm x 2963mm

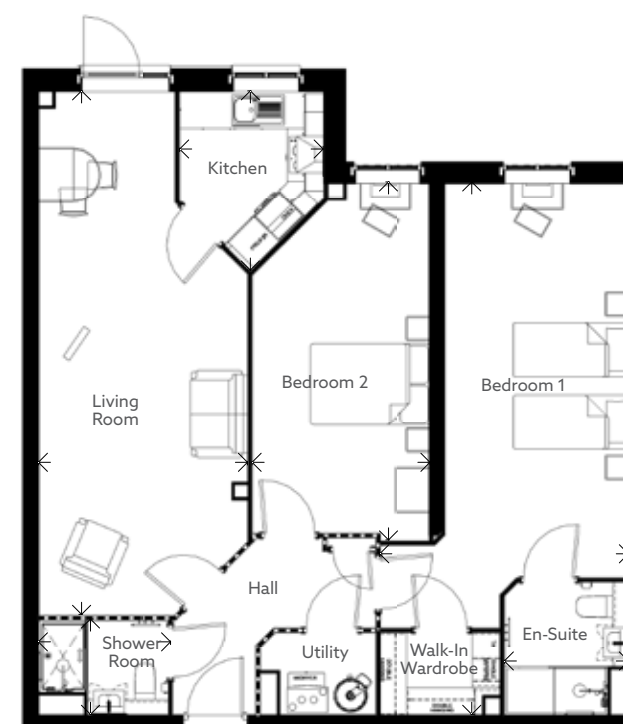
Bedroom

9'7" x 23'3" / 2921mm x 7086mm

Shower

6'9" x 7'3" / 2050mm x 2200mm

Two Bedroom Apartment



Living room

11'4" x 28'5" / 3457mm x 8654mm

Kitchen

7'9" x 9'9" / 2373mm x 2963mm

Bedroom One

13'6" x 28'10" / 4111mm x 8800mm

En Suite

6'9" x 7'3" / 2050mm x 2200mm

Bedroom Two

9'8" x 19'5" / 2941mm x 5917mm

Shower room

7'1" x 5'2" / 2147mm x 1575mm

The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before you may have questions about how this works.

When you consider the services available at Centennial Place and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

Services covered include providing and maintaining:

- ▶ Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs
- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on Centennial Place's web page.

Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for everyone's benefit.

When you're ready to find out more, we will happily explain these charges in more detail.



Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

Call **0800 201 4106** or visit mccarthystone.co.uk/centennial-place to find out more about buying or renting one of our apartments.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

McCarthy Stone Homeowner

A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

October 2025

We subscribe to and comply with the Consumer Code



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

Protection for new-build home buyers



To find out more, scan the QR code
call 0800 201 4106 or visit
mccarthystone.co.uk/centennial-place

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