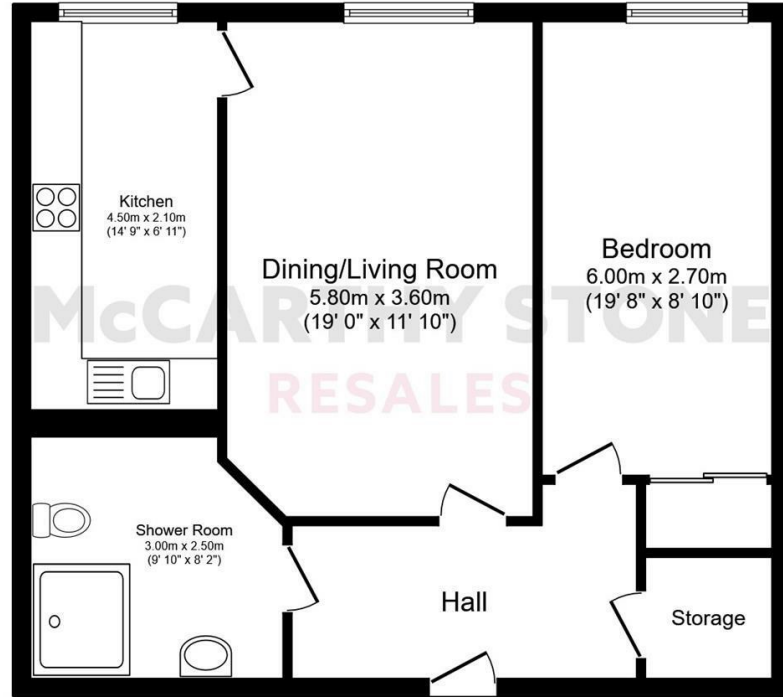


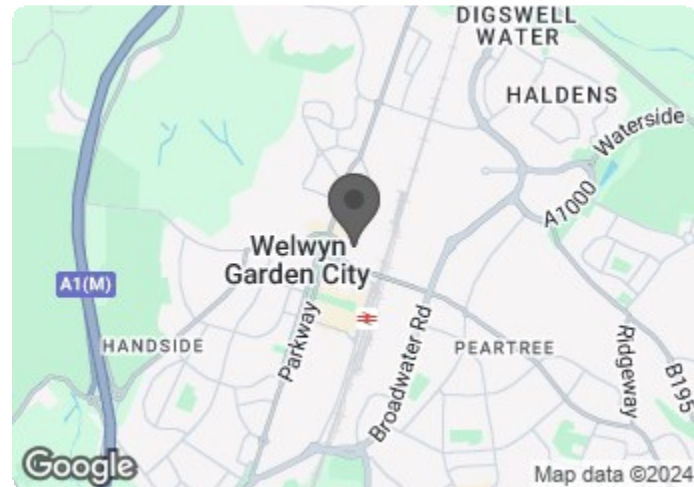
3 Peel Court

College Way, Welwyn Garden City, AL8 6DG



Total floor area 66.9 m<sup>2</sup> (720 sq.ft.) approx  
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	81
(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	

Asking price £350,000 Leasehold

A bright and spacious one bedroom GROUND FLOOR retirement apartment, with a double aspect living room.

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Call us on 0345 556 4104 to find out more.

# Peel Court, College Way, Welwyn Garden City, Hertfordshire, AL8 6DG

## Apartment Overview

Beautifully presented ground floor apartment presented in a 'turn key' condition having been decorated and new carpets fitted throughout. The apartment enjoys views over the Campus and John Lewis beyond. The modern kitchen has built in appliances including a brand new fridge freezer Under floor heating runs throughout the apartment.

## Peel Court

Peel Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide it's homeowners with extra care, if needed, offering thoughtfully-designed, low-maintenance, private apartments in prime locations with communal areas for socialising, including a chef-run restaurant. Our dedicated on-site team, led by our Estates Manager, provide tailored care packages, so you only ever have to pay for the help you actually use. The Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency. For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

## Local Area

The Hertfordshire town of Welwyn Garden City, one of the first creations of planned towns combining the benefits of the city and countryside. All amenities are within easy access, High Street brands, bars, cafes and restaurants as well as supermarkets such as Waitrose and Sainsburys. If you like spending time outdoors, there's no shortage of places to visit such as Brocket Hall, park and gardens. Hatfield House and Stanborough Park are close by. Sherrardspark wood is opposite the development. Excellent transport links by car to A1M and A414. There are bus links to the major nearby towns of

Stevenage, Hatfield, St. Albans and Hemel Hempstead, as well as neighbouring villages Woolmer Green and Knebworth. Regular trains run to London Kings Cross, Stevenage, Hitchin, Cambridge and Perterborough.

## Entrance Hall

Front door with spy hole and letter box. Wall mounted emergency intercom and door entry system. Walk in storage cupboard. Doors giving access to Living Room, Bedroom and Shower Room.

## Living Room

Bright and airy living room boasts a full height window allowing the natural light to flood in. This spacious room provides ample space for dining table and chairs. Fitted with underfloor heating controlled by a wall mounted thermostat. Raised power points. Ceiling light fittings, new fitted carpets and curtains. Partially glazed door to separate Kitchen.

## Kitchen

The larger than average kitchen has the unusual feature of a full height, double glazed window. Modern kitchen with a range of modern wall, base units and fitted work surfaces and tiling over. A stainless steel sink unit, with drainer and mixer tap. Ceiling - and under (wall) unit - spot lighting. Waist level oven with up and under door, Four ringed induction hob with chrome extractor hood over. Brand new integrated fridge and separate freezer. Tiled flooring with underfloor heating, ceiling spotlights.

## Bedroom

Double bedroom with a double glazed, full height window. TV, telephone points and power points. Two ceiling lights. Double mirror fronted wardrobe. Underfloor heating. Emergency pull cord. Curtains and new carpets.

## Shower Room

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

## Car Parking Permit

Car parking available - annual charge £250.

# 1 bed | £350,000

## Service Charge

- 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

Annual Service Charge £9781.08 for financial year ending 31/3/2025.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or Estate Manager.

## Ground Rent

Annual Charge £435

Reviewed January 2028

## Lease Information

125 Years from 1st January 2013

## Additional Services

- \*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living cost's.
- \*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



McCARTHY STONE  
RESALES



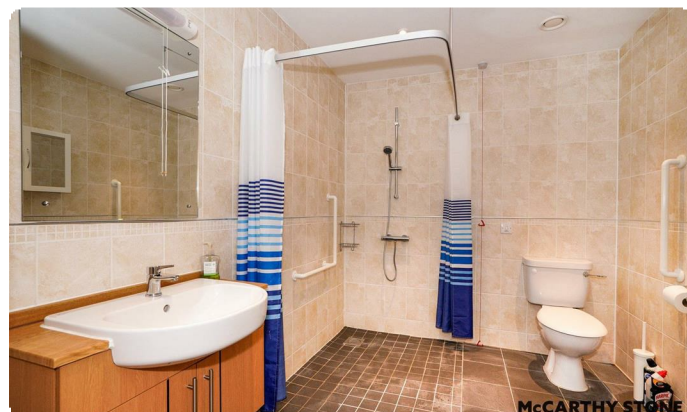
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