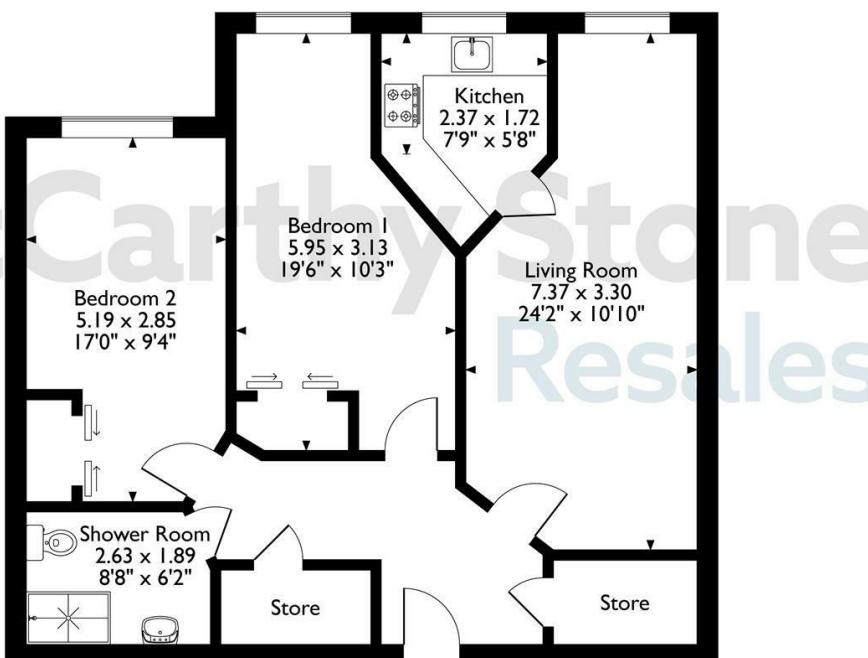
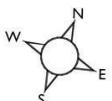


45 Peel Court, College Way, Welwyn Garden City, Hertfordshire  
Approximate Gross Internal Area  
79 Sq M/850 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	83	83
(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		

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.



## 45 Peel Court

College Way, Welwyn Garden City, AL8 6DG



**Asking price £495,000 Leasehold**

A BRIGHT and AIRY two bedroom, second floor retirement apartment boasts a SPACIOUS LIVING ROOM, two double bedrooms, MODERN KITCHEN with built in appliances, SHOWER ROOM. The development offers EXCELLENT COMMUNAL FACILITIES including a table service restaurant, landscaped gardens and communal lounge where SOCIAL EVENTS take place.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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

## Peel Court

Peel Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide its 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 out doors, there's no shortage of places to visit such as Brocket Hall, park and gardens, Hatfield House and Stanborough Park are close by. Sherrards Wood is opposite the development. Excellent transport links by car to A1M and A414. There's 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 Peterborough.

## Entrance Hall

Front door with spy hole and letter box. Wall mounted emergency intercom and door entry system. Walk in storage



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cupboard containing the water cylinder and additional store room. Doors giving access to Living Room, Bedrooms and shower room.

## Living Room

Bright and airy living room with a double glazed windows. This spacious room provides ample space for dining table and chairs. Electric fire with feature surround provides an attractive focal point. Fitted with underfloor heating controlled by a wall mounted thermostat. Raised power points. Ceiling light fittings, fitted carpets and curtains. Part glazed door leading to the kitchen.

## Kitchen

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. Four ringed ceramic hob with chrome extractor hood over. Integrated fridge/freezer. Tiled flooring with underfloor heating, ceiling spotlights.

## Principle Bedroom

Double bedroom with a double glazed window. TV, telephone points and power points. Central ceiling light. Double mirror fronted wardrobe. Fitted with underfloor heating controlled by a wall mounted thermostat. Emergency pull cord.

## Bedroom Two

Double bedroom with a double glazed window and would be perfect for use as a dining room or study. Mirror fronted fitted wardrobe. Central ceiling light. Fitted with underfloor heating controlled by a wall mounted thermostat. Emergency pull cord.

## Shower Room

Fully tiled and fitted with level access shower with support rail. Low level WC, vanity unit with wash basin and mirror above. Shaving point, heated towel rail and extractor fan.

## Car Parking

Car parking spaces are rented (subject to availability) at a cost of £250 per year. Please speak to your Estate Manager for more details.

**2 bed | £495,000**

## 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
- Underfloor heating in the apartment



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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.

The annual service charge is £13,256.82 for financial year ending 31/03/2026

## Ground Rent

Ground rent: £510 per annum  
Ground rent review: 1st Jan 2028

## Lease Information

125 Years from 1st Jan 2013

## Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

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



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- Ultrafast Full Fibre Broadband available

- Mains water and electricity
- Electric room heating
- Mains drainage



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