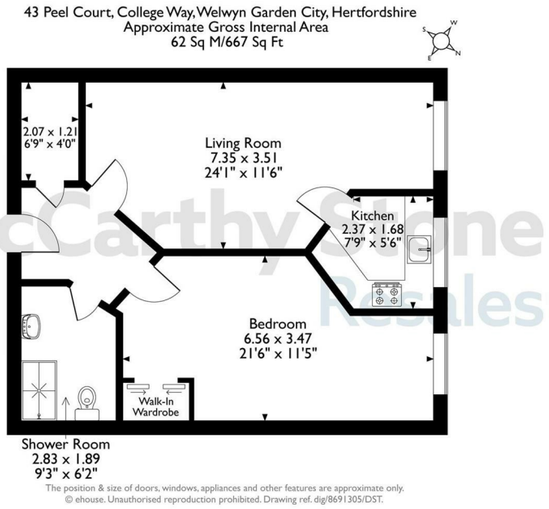
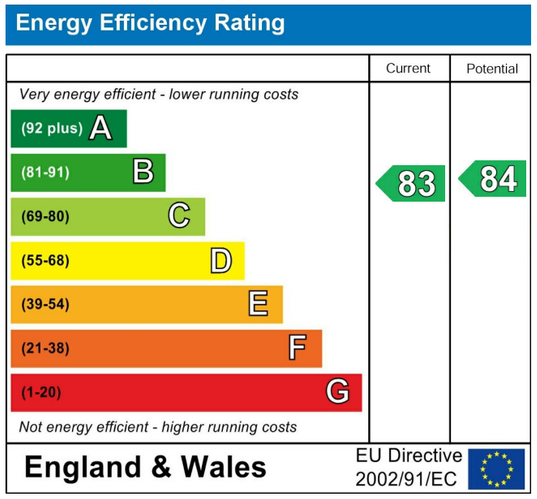
Excellent

Trustpilot

McCarthy & Stone
Resales.





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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

43 Peel Court

College Way, Welwyn Garden City, AL8 6DG

1 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 43 Peel Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £200,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious living room with feature fire place
- Moder Kitchen with Built in Appliances
- Double Bedroom with Bespoke Fitted Wardrobes
- Close to all Amenities
- Communal Lounge & Games Room
- On- site Restaurant
- Landscaped Gardens
- 24-hour Estate Management Team
- 24-Hour Emergency Response System
- Guest Suite

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

43 Peel Court, Welwyn Garden City

1 | 1 | Offers in the region of £200,000

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 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 Perterborough.

Entrance Hall

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

Living Room

Bright and airy living room with a double glazed window. This spacious room provides ample space for dining table and chairs. Built in shelving unit. Electric fire with surround. Underfloor heating controlled by a wall mounted thermostat. Raised power points. Ceiling light fittings, fitted carpets. Partially glazed door to separate Kitchen.

Kitchen

Modern kitchen with a range of wall and base units and drawers with fitted work surfaces and tiling over. A stainless steel sink unit, with drainer and mixer tap. Waist level oven with up and under door, Four ringed induction hob with chrome extractor hood over. Integrated fridge and separate freezer. Ceiling and unit unit lighting. Tiled flooring with underfloor heating.

Bedroom

Bright and spacious bedroom with double glazed window. Bespoke fitted wardrobes and an additional double, mirror fronted wardrobe providing ample storage. TV, telephone points and power points. Central ceiling light. wardrobe. Wall mounted thermostat control for underfloor heating. Emergency pull cord.

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.

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

The annual service charge for this property is £10,405.18 for the financial year ending 31/03/2027.

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

Ground rent: £435 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

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