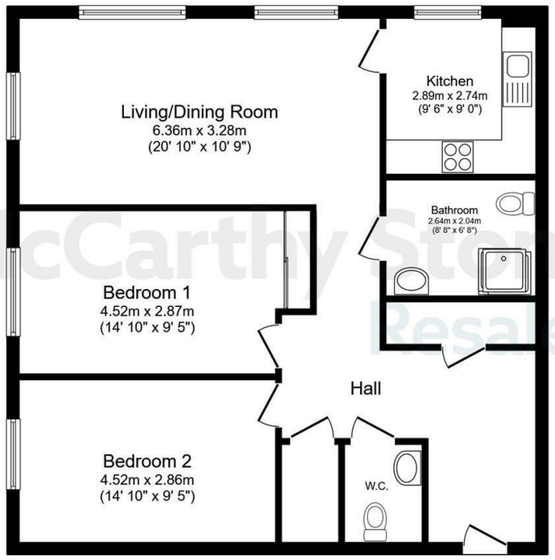
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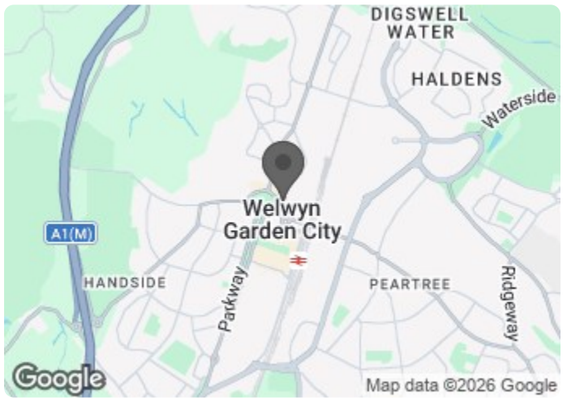


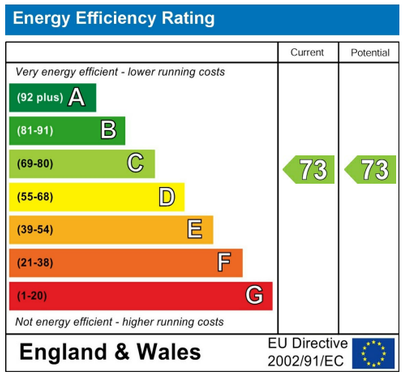
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Total floor area 83.9 sq.m. (903 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D





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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

20 Peel Court

College Way, Welwyn Garden City, AL8 6DG







Asking price £500,000 Leasehold

A charming retirement living plus apartment located in the heart of Welwyn Garden City, Hertfordshire. This delightful property boasts a bright and spacious interior with a SOUTH-FACING dual aspect, offering plenty of natural light throughout. With 1 reception room, 2 bedrooms, and 2 bathrooms, this apartment provides the perfect blend of comfort and convenience for a relaxing retirement lifestyle.

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

2 Bed | £500,000

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. Spacious walk in storage cupboard and an addition store containing the water cylinder which is perfect for use as an airing cupboard. Doors giving access to Living Room, Bedrooms, shower Room and Guest Cloakroom.

Living Room
Bright and airy living room with three double glazed windows providing a dual aspect. 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, fitted carpets and curtains. Door leading to the kitchen.

Kitchen
Modern kitchen with a range of modern wall, base units and fitted work surfaces and tiling over. Large double glazed window allowing plenty of natural light in. A stainless steel sink unit, with drainer and mixer tap. Ceiling - and under (wall) unit - spot lighting. Waist level, four ringed induction hob with chrome extractor hood over. Integrated fridge/freezer. Tiled flooring with underfloor heating, ceiling spotlights.

Master Bedroom
Double bedroom with a double glazed window. TV, telephone points and power points. Central ceiling light. Double mirror fronted wardrobe. Underfloor heating. Emergency pull cord.

Bedroom Two
Double bedroom with a double glazed window,. Central ceiling light. Underfloor heating. Emergency pull cord.

Shower Room
Fully tiled and fitted with level access shower with fitted shower screen and support rail. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Guest Cloakroom
Fitted suite with WC, hand basin with mirror over. Wall and floor tiling, ceiling spotlights.

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.

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 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.

ANNUAL SERVICE CHARGE: £13,975.76 for financial year ending 31/03/2027.

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

Lease Information
125 Years from 1st Jan 2013

Additional Services
** Entitlements Service** Check out benefits you may be entitled to.
** 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

Moving Made Easy
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 speak with our Property Consultant today.













