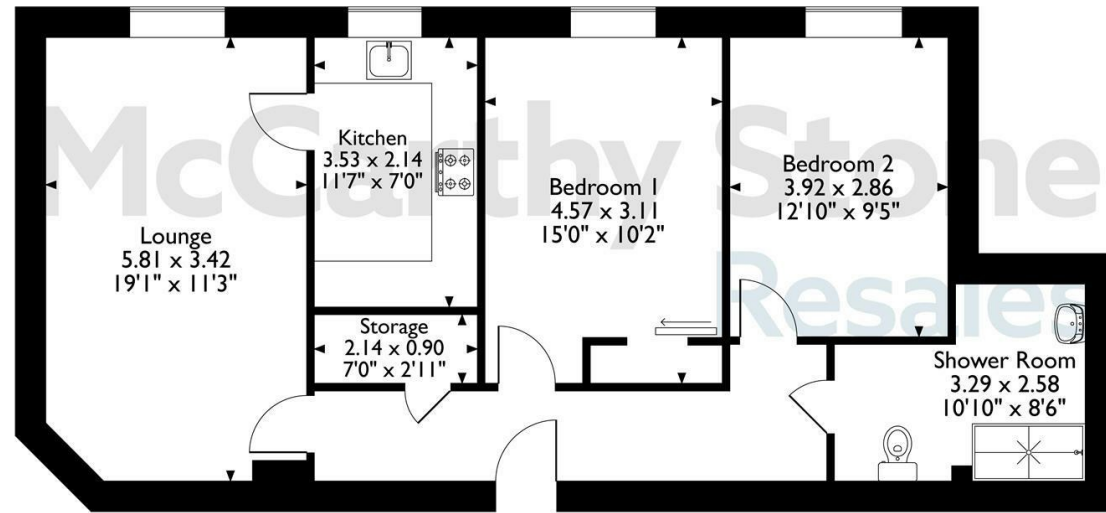
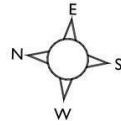


40 Peel Court, College Way, Welwyn Garden City, Hertfordshire
 Approximate Gross Internal Area
 73 Sq M/786 Sq Ft



Second Floor

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		
(81-91)	B		
(69-80)	C	76	77
(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	

40 Peel Court

College Way, Welwyn Garden City, AL8 6DG



Offers in the region of £449,000 Leasehold

WONDERFULLY PRESENTED two bedroom apartment in the popular PEEL COURT RETIREMENT LIVING PLUS development. This second floor apartment offers many benefits including a SPACIOUS LIVING ROOM, modern kitchen with BUILT IN APPLIANCES, two DOUBLE BEDROOMS and a CONTEMPORARY shower room.

Call us on 0345 556 4104 to find out more.

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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 reproduction is strictly prohibited.



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

Peel Court

Peel Court is one of McCarthy & Stone's 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 hour's 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 every day. There is a laundry room on site for residents' use.

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 is one of the first planned towns combining the benefits of the city and countryside. All amenities are within easy access, including high street brands, such as John Lewis, 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: Brocket Hall, park and gardens, Hatfield House and Stanborough Park are all close by. Campus gardens are opposite the Development and Sherrardspark Wood is nearby. Excellent transport links by car to A1M and A414 and 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.

Testimonial

Moving into Peel Court in 2019 was the best decision my dad could have made. His own lovely apartment gave him the independence that mattered so much to him, while still allowing him to be part of a welcoming community.

He could choose to join in outings, whether to London shows or simply spending time with others in the beautiful communal areas. Lunchtimes in the restaurant were always a pleasure, though he also valued the option of having meals delivered to his apartment when he wished.

The staff were consistently kind, helpful, and went above and beyond always with a smile.

My dad often spoke with great affection about how much he enjoyed living at Peel Court and it brought him real happiness. It's been a real family home within a retirement complex.

Entrance Hall

Front door with spy hole and letter box leads to the spacious entrance hall. Wall mounted emergency intercom and door entry system. Walk in storage cupboard containing the water heater and cylinder. Fitted carpets. Doors giving access to living room, bedrooms, 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. 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. Stainless steel sink unit, with drainer and mixer tap. Ceiling - and under (wall) unit - spot lighting. Waist level oven four ringed induction hob with chrome extractor hood over. Integrated fridge/freezer. Free standing washing machine. Large double-glazed window with pleasant views and allowing plenty of natural light. Tiled flooring with underfloor heating, ceiling spotlights.

Master Bedroom

Spacious bedroom with double-glazed window. TV, telephone points and power points. Central ceiling light. Double mirror fronted fitted wardrobe. Fitted carpets. Underfloor heating. Emergency pull cord.

Bedroom Two

Double bedroom with a double-glazed window and would be perfect for use as a dining room or study. Central ceiling light. Fitted carpets. Underfloor heating. Emergency pull cord.

Shower Room

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

2 bed | £449,000

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

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £13,256.82 for financial year ending 31/03/2026.

Ask about our free entitlements service to find out what benefits you may be entitled to.

Lease Information

Lease: 125 Years from 1st Jan 2013

Ground rent: £510 per annum

Ground rent review: 1st Jan 2028

Moving Made Easy & Additional Information

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

