



McCarthy & Stone  
RESALES



24 Peel Court, College Way, Welwyn Garden City, AL8 6DG  
Asking price £365,000 LEASEHOLD

For further details  
please call 0345 556 4104

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

A SUPERB FIRST FLOOR RETIREMENT APARTMENT BENEFITING FROM A BRIGHT AND SPACIOUS, DOUBLE ASPECT LIVING ROOM & ALLOCATED PARKING

## 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 Broomfield 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 cupboard. Doors giving access to Living Room, Bedroom and Shower Room.

## Living Room

Bright and airy living room boasts three full height windows with double aspect 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, 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. 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. Central ceiling light. Double mirror fronted wardrobe. 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.

## Allocated Car Parking

The apartment comes with an allocated parking space in the private car park

## 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.

## Ground Rent

Annual Charge £435

## Lease Information

125 Years from 1st January 2013







**Floor Plan**

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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

#### The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

**Please contact us if you require a larger print version**

**For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)**

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