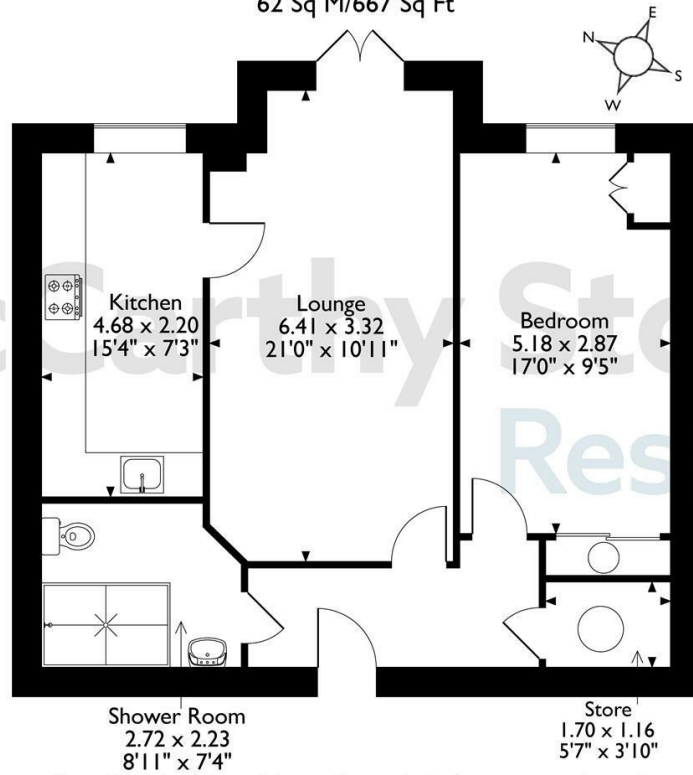


8 Peel Court, College Way, Welwyn Garden City, Hertfordshire  
Approximate Gross Internal Area  
62 Sq M/667 Sq Ft



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>78</b>	<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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 reproduction is strictly prohibited.



**8 Peel Court**

College Way, Welwyn Garden City, AL8 6DG



**Asking price £325,000 Leasehold**

Lovely one bedroom, ground floor apartment situated on the ground floor with direct access to a private patio area. Modern kitchen with built in appliances, double bedroom with fitted wardrobes and contemporary shower room.

The development has excellent communal facilities including landscaped gardens, dining room and lounge where social events take place.

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

# 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 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 Peterborough.

## Entrance Hall

Front door with spy hole and letter box. leads into the spacious entrance hall with a built in shelving unit. Wall mounted emergency intercom and door entry system. Walk in storage cupboard. Under floor heating runs throughout the apartment. Ceiling spotlight. Doors giving access to Living Room, Bedroom and Shower Room.

## Living Room

Bright and airy living room with a double glazed door leading to a private patio area This spacious room provides ample space for dining table and chairs. Electric fire and surround. Fitted with underfloor heating controlled by a wall mounted thermostat. Raised power points. Ceiling light fittings, fitted carpets. Wall mounted thermostat control for underfloor heating. Partially glazed door to separate 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. Waist level oven with up and under door, Four ringed induction hob with chrome extractor hood over. Integrated fridge and freezer. Large double glazed window provides plenty of natural light. Ample space for a breakfast table and chairs. Tiled flooring with underfloor heating, ceiling spotlights, under unit lighting.

## Bedroom

Double bedroom with a double glazed window. TV,

# 1 bed | £325,000

telephone points and power points. Double, mirror fronted fitted wardrobe. Central ceiling light. Wall mounted thermostat control for underfloor heating, fitted carpets. 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 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.

Service charge: £10,405.18 for financial year ending 31/3/2027

## Ground Rent

Ground rent: £435 per annum  
Ground rent review: 1st January 2028

## Lease Information

125 Years from 1st January 2013

