McCarthy & Stone
RESALES

56 Peel Court College Way, Welwyn Garden City, AL8 6DG
Asking price £315,000 Leasehold

For further details
please call 0345 556 4104

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BEAUTIFULLY PRESENTED retirement apartment benefitting from a dual aspect living room, modern kitchen with BUILT IN APPLIANCES, double bedroom with FITTED WARDROBES and a CONTEMPORARY SHOWER ROOM. The development offers EXCELLENT COMMUNAL FACILITIES including a restaurant, landscaped gardens and communal lounge where SOCIAL EVENTS take place.

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. 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, dual aspect living room. 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. Tiled flooring with underfloor heating, ceiling spotlights, under unit lighting.

Bedroom

Double bedroom with a double glazed window. TV, telephone points and power points. Double, mirror fronted fitted wardrobe and additional built in dressing table, wardrobe and drawers. 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.

Ground Rent

Annual Charge £435

Lease Information

125 Years from 1st January 2013

Total floor area 71.5 sq.m. (770 sq.ft.) approx

Printed Contact Details::

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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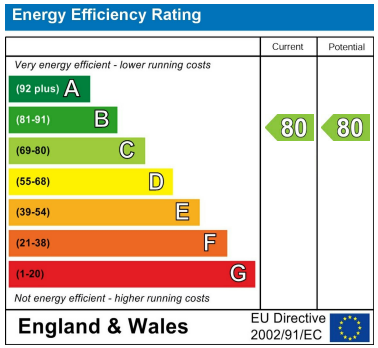

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

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

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