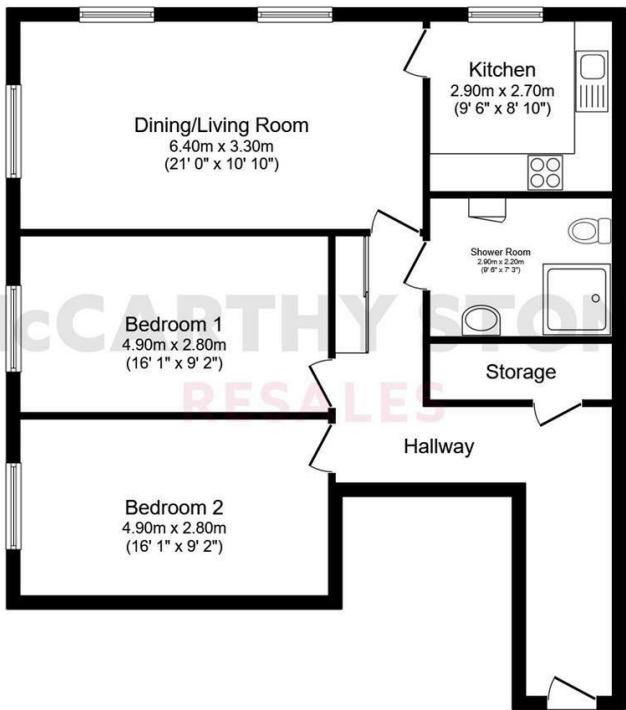


39 Peel Court

College Way, Welwyn Garden City, AL8 6DG



Total floor area 82.2 sq.m. (884 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Asking price £500,000 Leasehold

WONDERFULLY PRESENTED south-east facing apartment in the popular PEEL COURT RETIREMENT LIVING PLUS development This second floor apartment offers many benefits including a SPACIOUS, DUAL ASPECT 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.



# 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 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 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: Bocket 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.



## 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. Wood effect flooring. Doors giving access to living room, bedrooms, and shower room.

## Living Room

Bright and airy, dual aspect and south east facing living room benefitting from three double glazed windows. 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. Microwave. Plumbing for slimline dishwasher. 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. Wood effect flooring. 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.

## Car Parking

Car parking spaces are rented (subject to availability) at a cost of



# 2 bed | £500,000

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

## Ground Rent

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

## Lease Information

125 Years from 1st Jan 2013

## Additional Services & Information

- \*\* Entitlements Service\*\* Check out benefits you may be entitled to, to support you with service charges and living cost's.
- \*\* Part Exchange \*\* We offer a 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

