

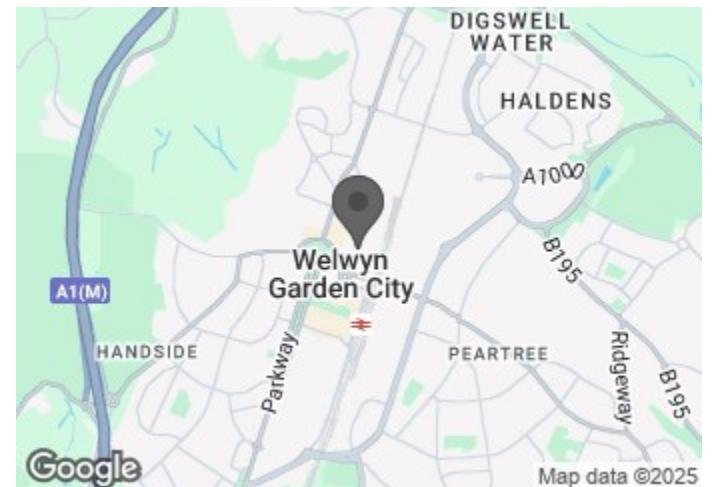
Total floor area 62.2 sq.m. (670 sq.ft.) approx

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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## COUNCIL TAX BAND: C



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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## 13 PEEL COURT

COLLEGE WAY, WELWYN GARDEN CITY, AL8 6DG



Bright and spacious retirement apartment benefitting from a LIVING ROOM looking west out over the Campus green space. The spacious room provides ample room for dining, MODERN KITCHEN/BREAKFAST ROOM, double bedroom with FITTED WARDROBE and a CONTEMPORARY SHOWER ROOM. The development offers EXCELLENT COMMUNAL FACILITIES including a restaurant, games room and communal lounge where SOCIAL EVENTS take place.  
~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

### PRICE REDUCTION

**ASKING PRICE £325,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
[resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk) | [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

# PEEL COURT, COLLEGE WAY, WELWYN

## PEEL COURT

Peel Court is one of McCarthy & Stones 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 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. 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 with a double glazed window facing west, overlooking the Campus green space. 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 with a double glazed window and room for a small breakfast table. 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 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.

## CAR PARKING

Car parking spaces are rented (subject to availability) at a cost of £250 per year. Speak to your Estate Manager for further information.

## 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

# 1 BEDROOMS £325,000

- 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: £9,781.08 for financial year ending 31/03/2025.

\*\*Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200').

## GROUND RENT

Ground rent: £435 per annum  
Ground rent review date: January 2028

## LEASE INFORMATION

125 Years from 1st January 2013

## ADDITIONAL SERVICES

\*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living cost's.

\*\* Part Exchange \*\* We offer 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

