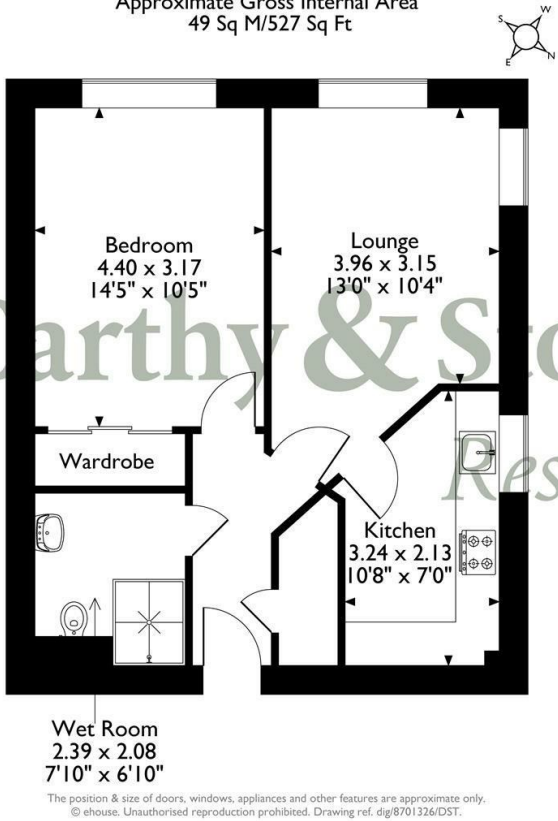
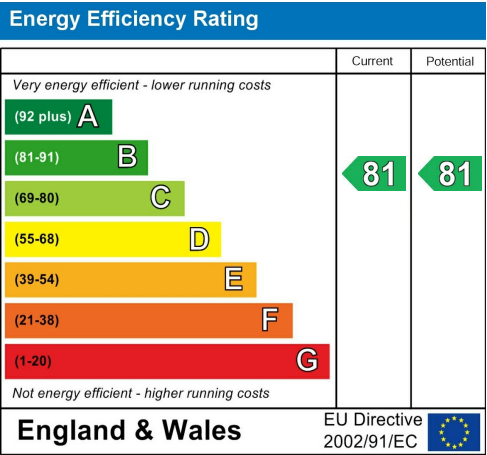


12 Peel Court, College Way, Welwyn Garden City, Hertfordshire
Approximate Gross Internal Area
49 Sq M/527 Sq Ft



Council Tax Band: C



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Registered in England and Wales No. 10716544



12 Peel Court

College Way, Welwyn Garden City, AL8 6DG



Asking price £325,000 Leasehold

A beautifully presented one-bedroom apartment situated on the first floor, featuring a bright dual-aspect lounge, modern fitted kitchen, spacious double bedroom and generously sized wet room.

Peel Court is a McCarthy & Stone Retirement Living Plus development, offering the reassurance of 24/7 on-site staffing, alongside excellent communal facilities including an on-site restaurant and welcoming homeowners' lounge.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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 Bocket 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. Wall mounted emergency intercom and door entry system. Walk in storage cupboard. Doors giving access to Lounge, Bedroom and Shower Room.



Lounge

A bright and airy dual-aspect living room featuring two full-height windows, allowing an abundance of natural light to flood the space. Generously proportioned, the room offers ample space for both comfortable lounge furniture and a dining table and chairs. A partially glazed door leads through to the separate kitchen.

Kitchen

The larger than average 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 sits below the window. Waist level oven with side opening door and space above for a microwave. Four ringed induction hob with chrome extractor hood over. Integrated fridge and separate freezer.

Bedroom

Double bedroom with a full height window and the benefit of a built in wardrobe with mirror fronted sliding doors. 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

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds



1 Bed | £325,000

- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

The annual service charge for this property is £10,405.18 for the financial year ending 31/03/2027.

Ask about our free entitlements service to find out what benefits you may be entitled to.

Lease Information

Lease: 125 years from 1st January 2013

Ground rent: annual charge of £435

Ground rent review: 1st January 2028

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

