



WRIGHTS

37 Peel Court, College Way, Welwyn Garden City, Hertfordshire, AL8 6DG

- CHAIN FREE
- SECOND FLOOR WITH LIFT
- RESIDENTS LOUNGE
- RESTAURANT
- MCCARTHY AND STONE RETIREMENT PLUS
- TOWN CENTRE LOCATION
- WET ROOM
- IMMACULATE CONDITION
- CHEAPEST ON SITE
- SOUTH FACING PLOT



PROPERTY DESCRIPTION

****CHAIN FREE** RETIRE IN STYLE IN THE HEART OF THE TOWN CENTRE!** This is a fantastic opportunity to acquire a charming South-facing retirement apartment on the second floor within the prestigious McCarthy & Stone Retirement Plus development. The property features spacious interiors with ample storage throughout, making it both comfortable and practical. With plenty of visitor parking available, it offers a secure environment that's ideal for those looking to enjoy their golden years. This stylish development includes a restaurant, laundry room, and a lovely communal lounge for relaxation and socializing. Step outside to find a beautifully maintained garden complete with seating areas—perfect for enjoying the outdoors. For added peace of mind, there is an on-site scheme manager available for day-to-day assistance.

Thanks to Peel Court's prime location, you'll benefit from easy access to the town centre, with mainline train and bus stations just a stone's throw away, providing quick links to London, Cambridge, and St Albans. Convenience is key, with a doctor's office, dentist, and library all within walking distance, and Waitrose just around the corner. Nearby, you also have John Lewis and a cinema across the campus, along with the Barn Theatre and local golf courses close by. Don't miss out —this property is a must-see!



ROOM DESCRIPTIONS

ACCOMMODATION

ABOUT 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 a prime location with communal areas for socialising, including a chef run restaurant. The dedicated onsite team, led by the 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.

ENTRANCE LOBBY

Secure entry, managers office and reception. Residents lounge and restaurant. Lifts to all floors.

APARTMENT ENTRANCE

All Rooms leading off with widened doorways. Large storage cupboard.

LIVING ROOM

Sash window with southerly facing aspect. Laid to carpet.

KITCHEN

A large range of modern wood effect wall and base units. Integrated eye level oven and inset induction hob with extractor. Integrated fridge/ Freezer. Tiled floor and splash backs. Sash window to the westerly facing aspect.

BEDROOM

Sash window to the southerly facing aspect. Double wardrobe with sliding mirror doors. Laid to carpet.

WET ROOM

Large walk in Wet room shower. Fully tiled walls and floors. W/c and pedestal sink. There are grab handles for comfort, extractor and mirror.

PARKING ARRANGEMENTS

There is an option for parking outside the main entrance available at an annual cost (subject to availability). Additional visitors parking.

COUNCIL TAX BAND C

£1,853.62

LEASE INFORMATION

We have been advised that the ground rent is £217.50 half Yearly and the service charge for the financial year 2024-2025 ending 31 March 2025 is £815.09 Per month.

Lease: 125 Years from 1st January 2013

The service Charge includes:

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.

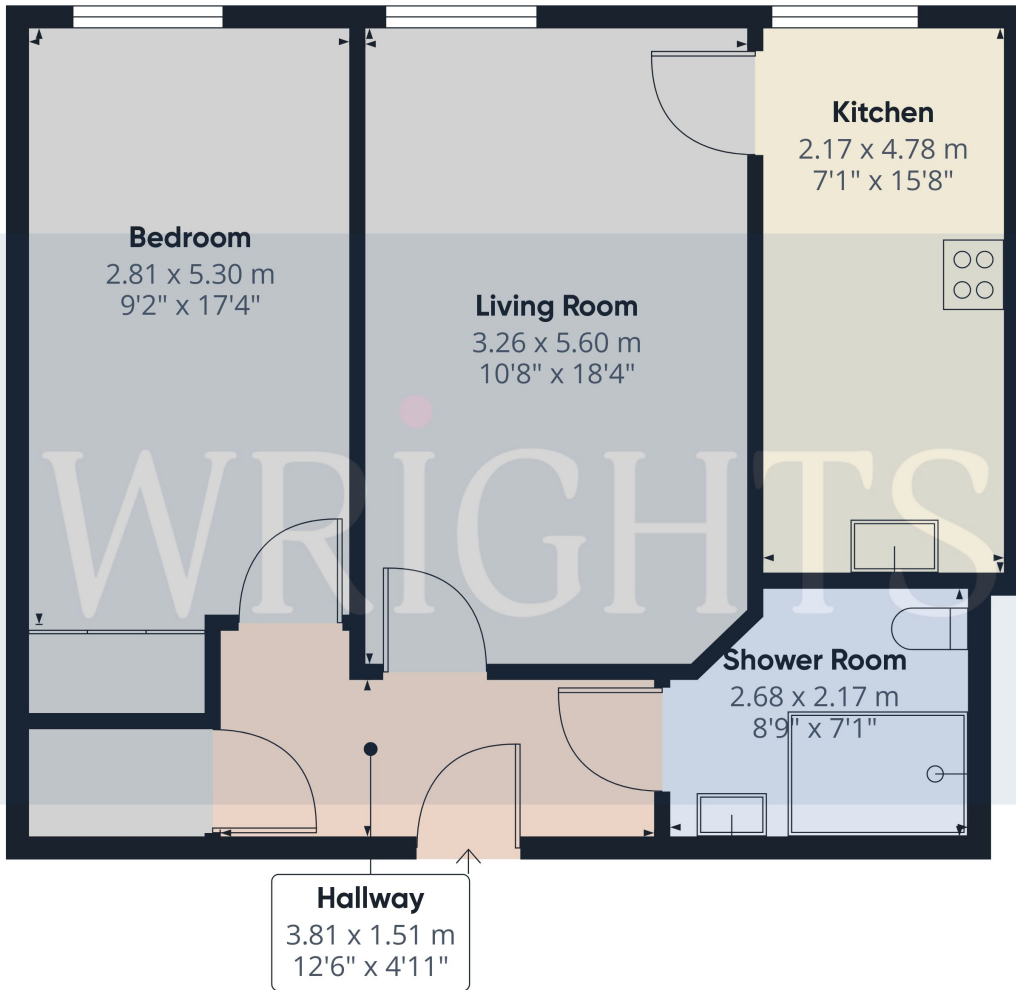
ABOUT THE WEST SIDE

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Surrounded by rolling Hertfordshire countryside, Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today it's a busy and bustling town with a selection of shops, the Howard Shopping Centre is located in the centre of Welwyn Garden City where you can find a selection of high street favourites including John Lewis and Marks & Spencer there is also a Waitrose and a Sainsbury's in the town. Welwyn Garden also has its own quaint cinema in the town centre, showing the latest films.



FLOORPLAN

WRIGHTS



WRIGHTS

Approximate total area^m

58.49 m²
629.58 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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