

REDUCED

Offers invited £275,000 Leasehold



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

- MCCARTHY AND STONE RETIREMENT PLUS
- CORNER PLOT WITH VIEWS OVER THE CAMPUS
- RESIDENTS PARKING (BY ANNUAL SUBSCRIPTION)
- LAUNDRY ROOM
- CHAIN FREE
- RESIDENTS LOUNGE
- ON SITE SCHEME MANAGER
- TOWN CENTRE LOCATION
- SOCIABLE RESIDENTS' COMMUNITY
- RESTAURANT & 24 HOUR ON-SITE MANAGER FOR QUERIES & EMERGENCIES

WRIGHTS

Wrights of W G C  
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211  
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## PROPERTY DESCRIPTION

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**\*\*DUAL ASPECT POSITION WITH VIEWS OVER THE CAMPUS\*\* OFFERS INVITED! RETIRE IN STYLE AT THE HEART OF THE TOWN CENTRE\*\*** A brilliant opportunity to purchase this delightful FIRST FLOOR RETIREMENT APARTMENT in this exclusive McCarthy And Stone Retirement Plus development. Internally, the property boasts spacious accommodation and plenty of storage. Ample visitors parking. A safe environment and a must view property to appreciate the stylish development and wonderful environment. The site features a restaurant, laundry room and a lovely communal lounge to enjoy. Outside there is a garden with seating. There is also an on site scheme manager for day to day assistance. Due to Peel Court's location, the benefits of the town centre with the mainline train and bus stations serving London, Cambridge and St Albans are a stones throw from the property. For convenience, doctors, dentist and the library are within walking distance, Waitrose is just around the corner. John Lewis and the Cinema are over the Campus. The Barn theatre and golf courses are close by. Energy rating C. Read on...





# ROOM DESCRIPTIONS

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## 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 this prime position with communal areas for socialising, including a chef-run restaurant. The dedicated on-site 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. There are regular activities including games night, crafts group, Film night, bingo. There is a visitor suite, function room and games room within the complex. Within the service charge homeowners are allocated 30 minutes domestic assistance per week, however, additional hours can be arranged by prior appointment. There is 1 hour of 'domestic assistance' in the contract for Peel Court.

### Continued

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 beautiful, large homeowners' lounge for socialising with friends and family with tea and coffee making facilities and a large screen TV for regular film night. There is outdoor seating in the garden accessed from the lounge. For your convenience, an onsite restaurant with freshly cooked meals provided everyday (meals are a small additional cost). It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over. For ease and accessibility there is a room for storage and charging of e-mobility scooters, bathroom with hoist. 24 hour on-site manager for emergencies, intercom facility for opening the main door, emergency cords on all rooms & a pendant for calling for assistance if required.

### ENTRANCE LOBBY

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

### APARTMENT ENTRANCE

All rooms leading off. There is a large airing cupboard with controls for underfloor heating.

### LIVING ROOM

The dual aspect windows supply lovely light all year round and cooling ventilation on warm summer days. In the winter/spring you can see the Christmas lights & spring bulbs and in the summer/autumn there is the shade of a magnificent oak tree and associated wildlife.

### KITCHEN

Large range of wall units and base units. Integrated eye level oven, inset hob and extractor fan. Integrated fridge freezer which are included in the sale. Large window above sink letting in natural light.

### BEDROOM

Larger bedroom which has built in wardrobe and views over the campus.

### WET ROOM

A spacious walk in wet room with shower over, fully tiled walls and floors. Large sink with vanity unit and low level w/c. For comfort there is a heated towel rail and mirror. Extractor fan for ventilation.

### PARKING ARRANGEMENTS

Allocated parking outside the main entrance at £250 per annum. Ample visitors parking.

### COUNCIL TAX BAND C

£1,941.47

### LEASE INFORMATION

We have been advised that the ground rent is in the region of £510 per annum and the service charges are £8,899.65 per annum.

Lease: 115 years remaining.

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 area

Building insurance

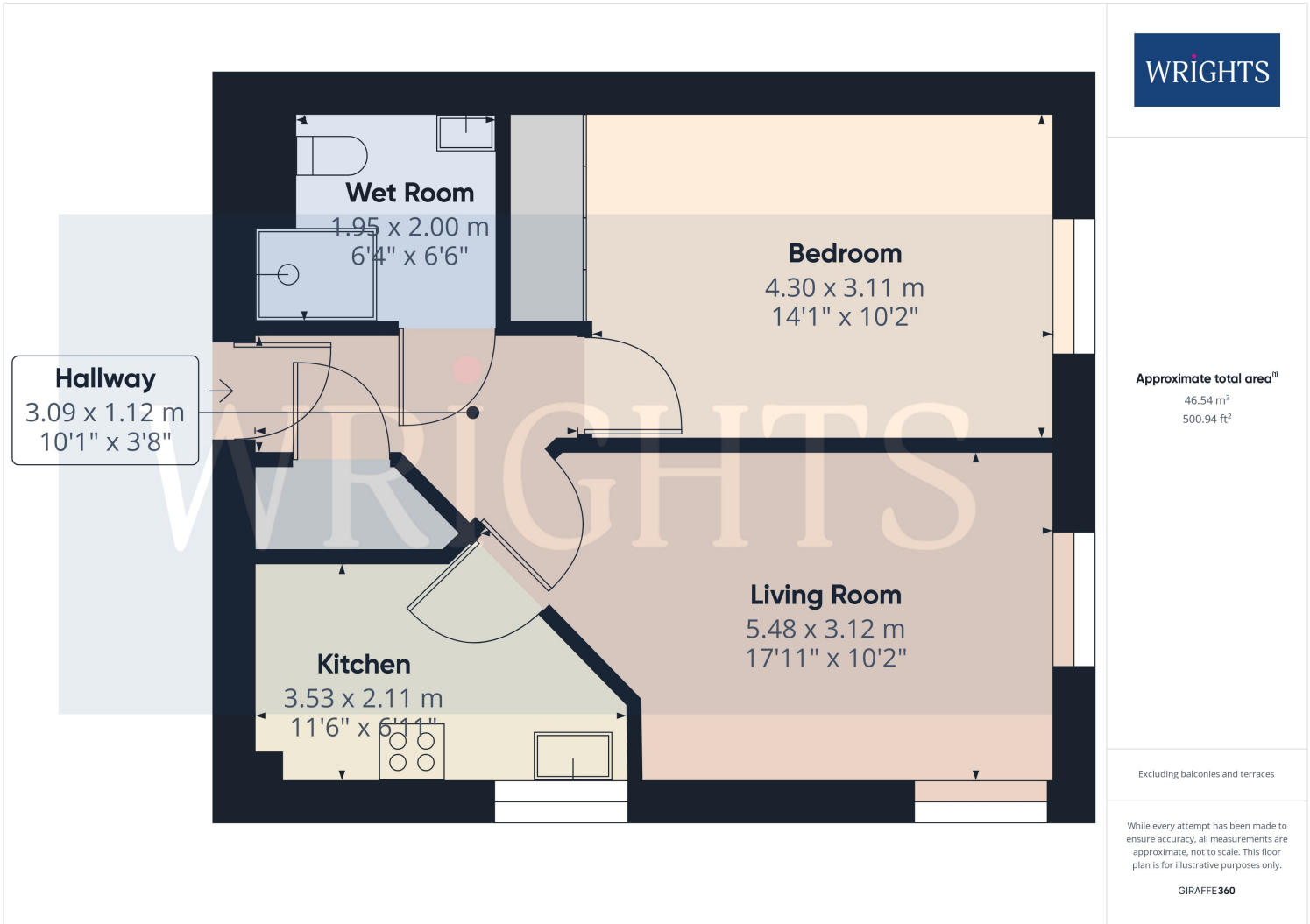
### ABOUT THE WEST SIDE

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 within walking distance. 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 there is also a Waitrose and a Sainsbury's in the town. Welwyn Garden also has its own cinema in the town centre, showing the latest films.

### Continued

For everyday needs, if you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well-known chains. For those who like to lead an active lifestyle, there are golf driving ranges, indoor and outdoor tennis. Also, there are a number of gyms, Pilate's classes and yoga studios in the area. Convenient links (The mainline station provides easy access to London's Kings Cross within 20 minutes) inviting communal spaces plus a wealth of open green space to relax and re-charge.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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