



WRIGHTS



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

£449,000 - Leasehold

Property Summary

***CHAIN FREE** RETIRE IN STYLE IN THE HEART OF THE TOWN CENTRE!** This is a fantastic opportunity to acquire a two double bedroom retirement apartment with a quiet and peaceful outlook, 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 socialising. Step outside to find a beautifully maintained garden complete with seating area —perfect for enjoying the outdoors. For added peace of mind, there is an on-site manager available for day-to-day and 24 hr 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! Energy rating C

Features

- CHAIN FREE
- LIFT TO ALL FLOORS
- RESIDENTS LOUNGE
- MCCARTHY AND STONE RETIREMENT PLUS
- TOWN CENTRE LOCATION
- WET ROOM
- EAST FACING APARTMENT
- DINING ROOM
- UNDERFLOOR HEATING
- TWO DOUBLE BEDROOMS

Room Descriptions

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 24 hr onsite team, led by the Estates Manager, enables tailored care packages, so you only ever have to pay for the help you actually use. The Estate 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 one hour 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 meeting 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 over.

CONTINUED

This well-presented two bedroomed second-floor apartment offers a comfortable and accessible living space. All rooms feature widened doorways, providing ease of movement and enhancing accessibility. The hallway leads into a generous layout, including two double bedrooms—larger than average—perfect for relaxing and personal space. The apartment has a large storage cupboard for convenience, a separate kitchen equipped with ample cabinetry for all your culinary needs and integrated appliances. The bathroom features a fully tiled wet room with a large walk-in shower, making daily routines effortless. The wet room is fitted with grab handles for added comfort and safety, and includes a WC, pedestal sink, extractor fan, and mirror—combining practicality with modern design.

Overall, this property offers a spacious, functional, and stylish living environment, ideal for those seeking comfort and convenience.

COUNCIL TAX BAND C

£2, 037.07

LEASE INFORMATION

Lease: 113 years remaining

Service Charge: £1, 104 .73 per month

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 WELWYN GARDEN CITY

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. 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.

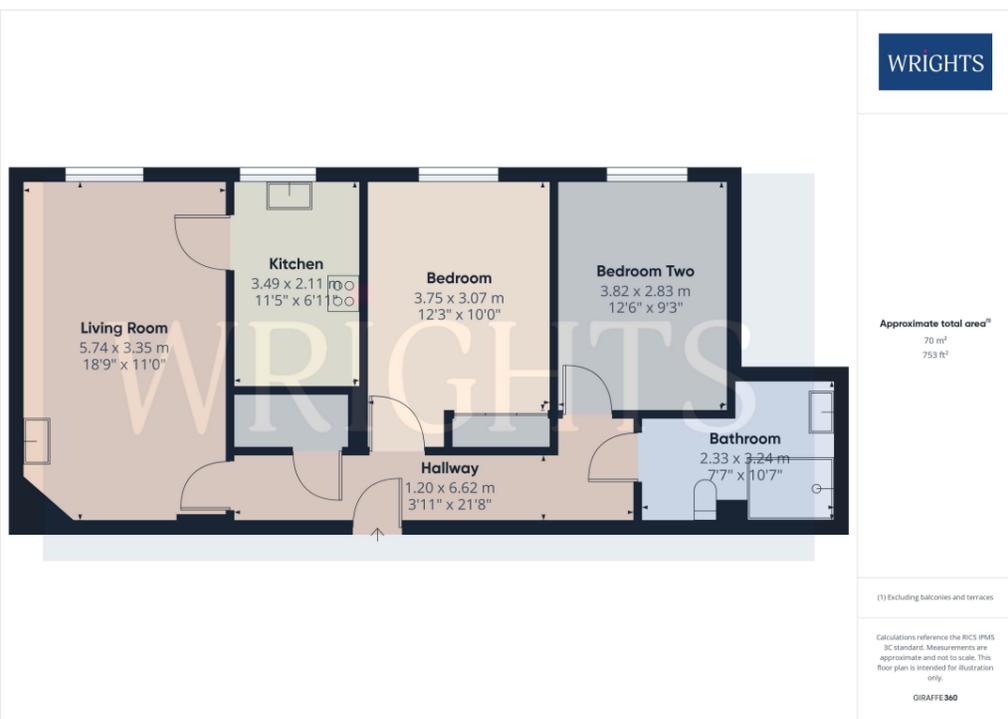
WHAT THE OWNERS SAY

Moving into Peel Court in 2019 was the best decision my dad could have made. His own lovely apartment gave him the independence that mattered so much to him, while still allowing him to be part of a welcoming community. He could choose to join in outings whether to London shows or simply spending time with others in the beautiful communal areas. Lunchtimes in the restaurant were always a pleasure, though he also valued the option of having meals delivered to his apartment when he wished.

The staff were consistently kind, helpful, and went above and beyond always with a smile. My dad often spoke with great affection about how much he enjoyed living at Peel Court, and it brought him real happiness. It's been a real family home within a retirement complex.

BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	