



# 52 Peel Court

College Way, Welwyn Garden City,  
Hertfordshire, AL8 6DG  
£325,000

COUNTRY PROPERTIES  
PART OF HUNTERS



COUNTRY PROPERTIES



Step out of the lift and enter this superb Chain Free one bedroom 3rd floor retirement apartment situated in the heart of the town and a short walk to Waitrose. A bright and airy apartment that is well positioned with views over the campus from the lounge and modern kitchen. Emergency cords for any required assistance are situated in every room for piece of mind.

- One bedroom 3rd floor apartment
- Well positioned within block with views overlooking the campus
- Apartment front door opposite lift.
- Modern Fitted Kitchen
- Re-Fitted Wetroom
- Short Walk from Waitrose
- Chain Free
- New carpets and modern decor
- Retirement apartment for the over 70's

### Entrance Hall

Front Door. Internal doors into Lounge, Bedroom and Wetroom. Built in airing cupboard.

### Modern Wetroom

Low level WC. Vanity wash hand unit. Wall based shower unit. Heated towel rail. Fully tiled walls and flooring. Recessed spotlights. Extractor fan. Emergency pull cord.

### Lounge

A bright and airy room with double glazed window with views over the campus. Electrical coal effect fireplace with wooden mantle and surround. Emergency pull cord. TV and telephone points. Internal door into kitchen.

### Kitchen

Fitted kitchen comprising of cupboards at wall and base level with rolled edge worksurfaces. Electric hob with extractor hood over. Electric oven. Integrated fridge-freezer. Sink and drainer unit with cold and hot water taps. Tiled flooring. Recessed spotlights. Tiled splash backs. Double glazed window with views over the campus. Emergency pull cord.

### Bedroom

Double glazed window with views overlooking the campus. Bespoke fitted mirror fronted wardrobes. Emergency pull cord. TV and telephone points.



## The Development

### Facilities

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.

### Assisted Living

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. 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.

### Comunal Areas

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 as well as games rooms, 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.

### Agents Note

Tenure Leasehold

EPC B

Council Tax Band C



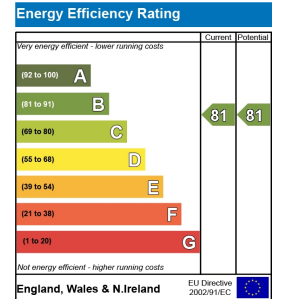


Approximate total area<sup>(1)</sup>  
550.42 ft<sup>2</sup>  
51.14 m<sup>2</sup>

(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.

GIRAFFE360



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: [welwyngc@country-properties.co.uk](mailto:welwyngc@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)