



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

- Retirement Complex
- Ground Floor Apartment
- Direct Garden Access
- Town Centre Location
- Modern Fitted Kitchen
- Wet Room
- Large One Bedroom
- Restaurants and Residents Lounge



PROPERTY DESCRIPTION

****Ground Floor with Direct Garden Access - CHAIN FREE** RETIRE IN STYLE IN THE HEART OF THE TOWN CENTRE!** This is a fantastic opportunity to acquire a unique, charming South-facing retirement apartment on the ground 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

Welcome to 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.

Hallway

3.85m x 1.51m (12' 8" x 4' 11")

Entrance hallway with access to the bathroom, lounge / diner, storage cupboard and bedroom.

Lounge / Diner

3.30m x 6.32m (10' 10" x 20' 9")

Generous lounge / diner with fire place and patio doors giving access to the outside.

Kitchen

2.17m x 4.60m (7' 1" x 15' 1")

Modern fitted kitchen with integrated appliances.

Bedroom

2.82m x 5.07m (9' 3" x 16' 8")

Spacious bedroom with ample built in storage.

Bathroom

2.65m x 2.20m (8' 8" x 7' 3")

Wet room with wheelchair access, basin, toilet and heated towel rail.

Lease Information

We have been advised that the ground rent is in the region of £435 per annum and the service charges are £815 per month.

Lease: 125 Years from 1st January 2013.

Service Charge includes:

Cleaning of communal windows

Water rates for communal areas and apartments

Electricity, heating, lighting and power to communal areas

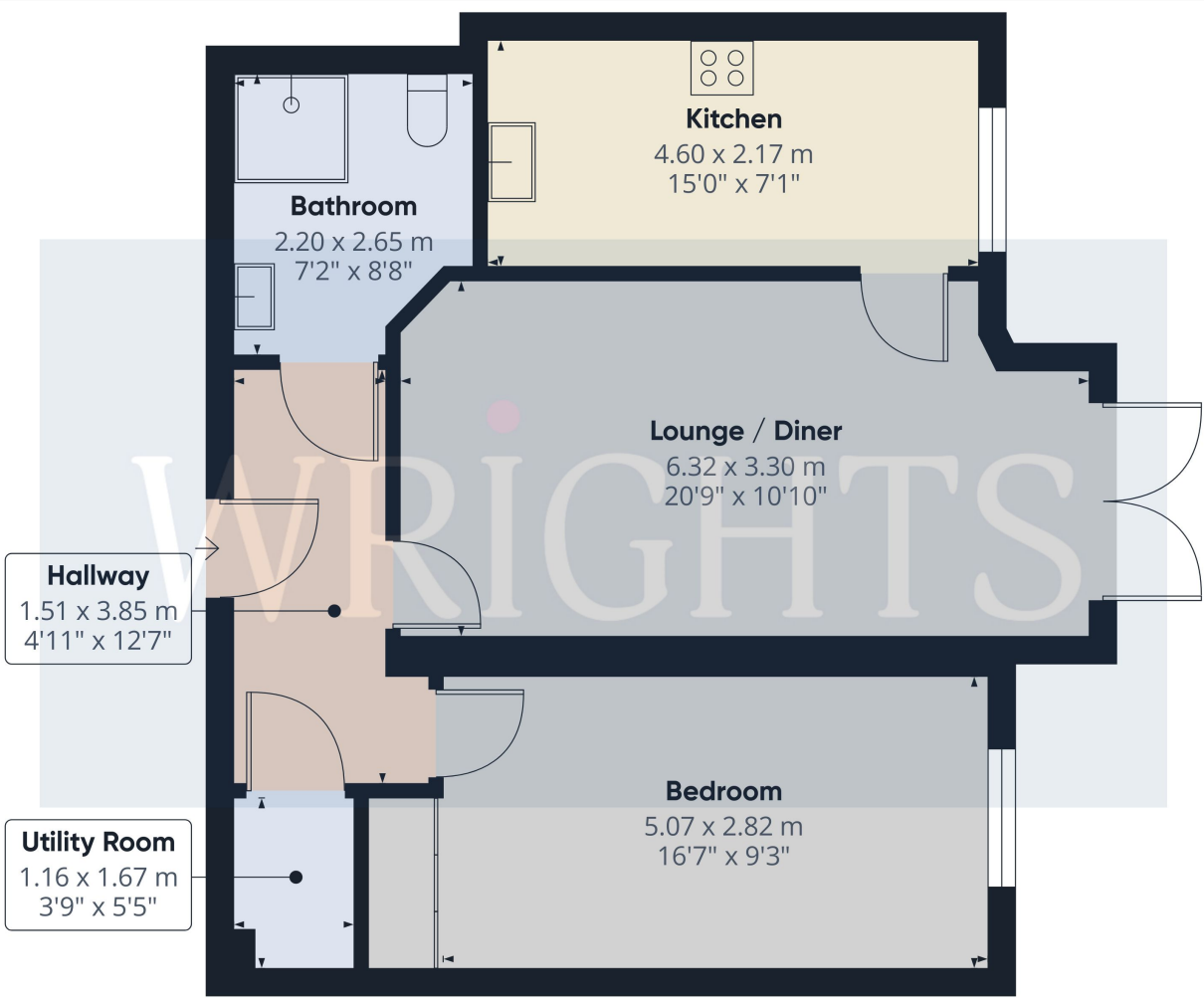
24-hour emergency call system

Upkeep of gardens and grounds

Repairs and maintenance to the interior and exterior communal area

Building insurance



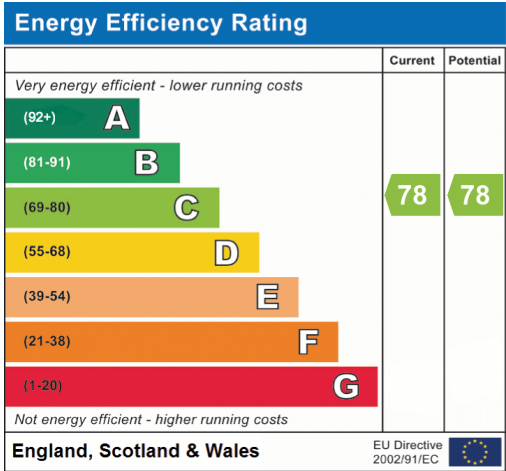


Approximate total area^m
59.2 m²
638 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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