



16 Peel Court College Way, WELWYN GARDEN CITY, Hertfordshire AL8 6DG

£535,000 - Freehold

Property Summary

****RENOWNED FOR BEING THE BEST PLOT ON THE SITE**** A rare opportunity has arisen to purchase this **FIRST FLOOR CORNER PLOT APARTMENT** on the exclusive McCarthy And Stone Retirement Plus development. Boasting **TWO DOUBLE BEDROOMS, WALK IN SHOWER ROOM** plus **ADDITIONAL WET ROOM**. Featuring a Dual aspect southerly and westerly living room which faces John Lewis and the Campus. Large hallway and plenty of storage solutions. Ample visitors parking and the flexibility of **PRIVATE PARKING**. A safe environment and a must view property to appreciate the quaint development and wonderful home. 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 B. Read on...

Features

- CHAIN FREE
- FIRST FLOOR WITH LIFT ACCESS
- THE MOST SOUGHT AFTER PLOT ON THE SITE
- DUAL ASPECT TO THE WEST AND SOUTH FACING ASPECTS
- TWO WET ROOMS
- TWO DOUBLE BEDROOMS
- PRIVATE PARKING OPTION
- OVERLOOKING THE CAMPUS
- RESIDENTS LOUNGE AND FACILITIES



Room Descriptions

PEEL COURT

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.

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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.

ACCOMMODATION

ENTRANCE LOBBY

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

APARTMENT ENTRANCE

All Rooms leading off. Large over sized hallway and window to side elevation.

LIVING ROOM

Dual aspect views over the campus with a south and westerly view. Three sash windows with fitted blinds.

KITCHEN

A large range of wall and base units. Integrated oven and inset induction hob. Integrated fridge/Freezer. John Lewis washing and drying machine, dishwasher and freestanding freezer which can be included in the sale. Window to the side elevation and blind.

BEDROOM ONE

Sash window with views over the campus, fitted blind. Walk in wardrobe with shelving and hanging space.

BEDROOM TWO

Sash window with views over the campus. Fitted blind.

PRINCIPAL WET ROOM

A spacious room with three piece suite comprising a dedicated shower area with wet room style floor. Tiled floors and walls, sink with and w/c. There are grab handles for comfort.

SHOWER ROOM

Large walk in Wet room shower. Tiled walls and floors. W/c and pedestal sink.

PARKING ARRANGEMENTS

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

COUNCIL TAX BAND D

£2,085.31

LEASE INFORMATION

We have been advised that the ground rent is in the region of £510 per annum and the service charges are £1,008.62 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

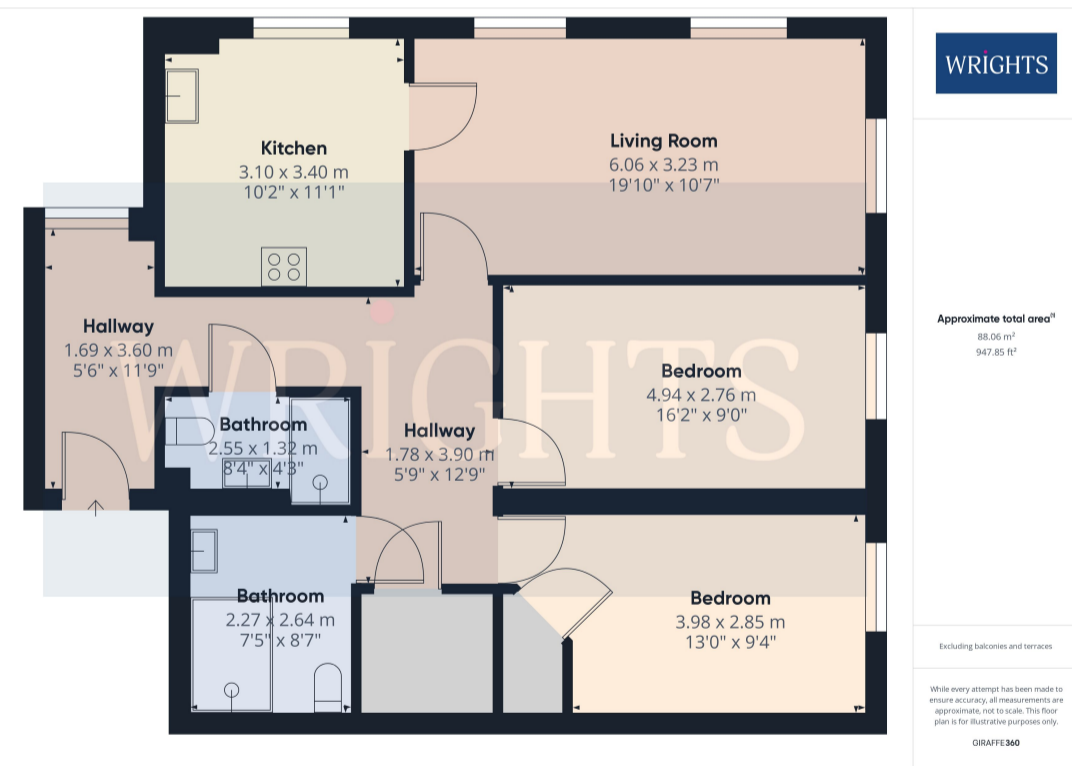
Building insurance

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.

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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+)	A	
(81-91)	B	84
(69-80)	C	
(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