



# 11 Peel Court

College Way, Welwyn Garden City,  
Hertfordshire, AL8 6DG  
**Guide Price £460,000**

country  
properties



Live life in luxury, you've earned it... A 1st floor 2 Bed flat within the Popular MCarthy & Stone retirement development at Peel Court Welwyn Garden City which offers their Assisted living package offering many benefits for the residents.

- 2 bedroom 1st floor apartment.
- Fully fitted kitchen
- Communal living area with Tea, coffee and biscuits provided
- On site restaurant with greatly subsidised meals
- On site Launderette
- 1 hour of assistance in your flat each week

## Ground Floor

### Communal Entrance

Double security doors leading to a communal hallway where you're greeted by the site manager, with corridors leading to further communal areas, access to lifts to the first, second and third floors.

### Communal Areas

There are a number of communal areas which include : A living room, games rooms, launderette and a storage and charging area for mobility scooters, there is an on site restaurant which serves a three course lunch at a greatly subsidised rate for residents and their guests. This must be ordered in advance.

### Communal Living Room

Large doors leading out onto the communal gardens, various other window openings, plenty of seating areas, both chairs and sofas. Part of the provided service within the block is free tea, coffee and biscuits for all residents and visitors.

## First Floor

### Communal Corridor

Each floor can be accessed via either stairs or two lifts. Once to the first floor, there is a corridor that runs along the length of the property, giving access to each individual private flat.



country properties



country properties

## Entrance Hall

Fire door leading into Entrance Hall which is a large and spacious, a regular shape hallway with sunken ceiling, low energy down lighters, doors to bedrooms, wet room, living room and two storage cupboards, one housing a hot water tank and heating system.

## Living Room

A dual aspect room with UPVC double glazed Georgian style sash window to rear, further two UPVC double glazed sash windows to side, feature electric flame effect fireplace with stone effect mantle, half satellite, radio and TV points, multi pane glazed door to kitchen.

## Kitchen

Ceramic tiled flooring, double glazed sash window to side, light oak effects fronted cupboards with roll edge laminate worktop over stainless steel single bowl sink unit with mixer tap, four burner electric halogen hob with stainless steel chimney style extractor above, integrated fridge freezer, integrated stainless steel electric oven, ceramic wall tiling, sunken ceiling down lighters.

## Bedroom One

Double glazed Georgian style sash window to rear, built in wardrobe with mirror fronted sliding doors with shelf hanging space and shoe storage within.

## Bedroom Two

UPVC double glazed Georgian style sash window to rear.

## Wet Room

Fully tiled wet room with low level WC wall hung wash hand basin inset within a vanity unit with covered below, shower area with thermostatically controlled power shower, ceiling hung shower curtain, wall mounted heated towel, sunken ceiling down lighters.

## Outside

### Communal Gardens

Outside there are communal gardens providing ample space to sit and enjoy the area with other residents.

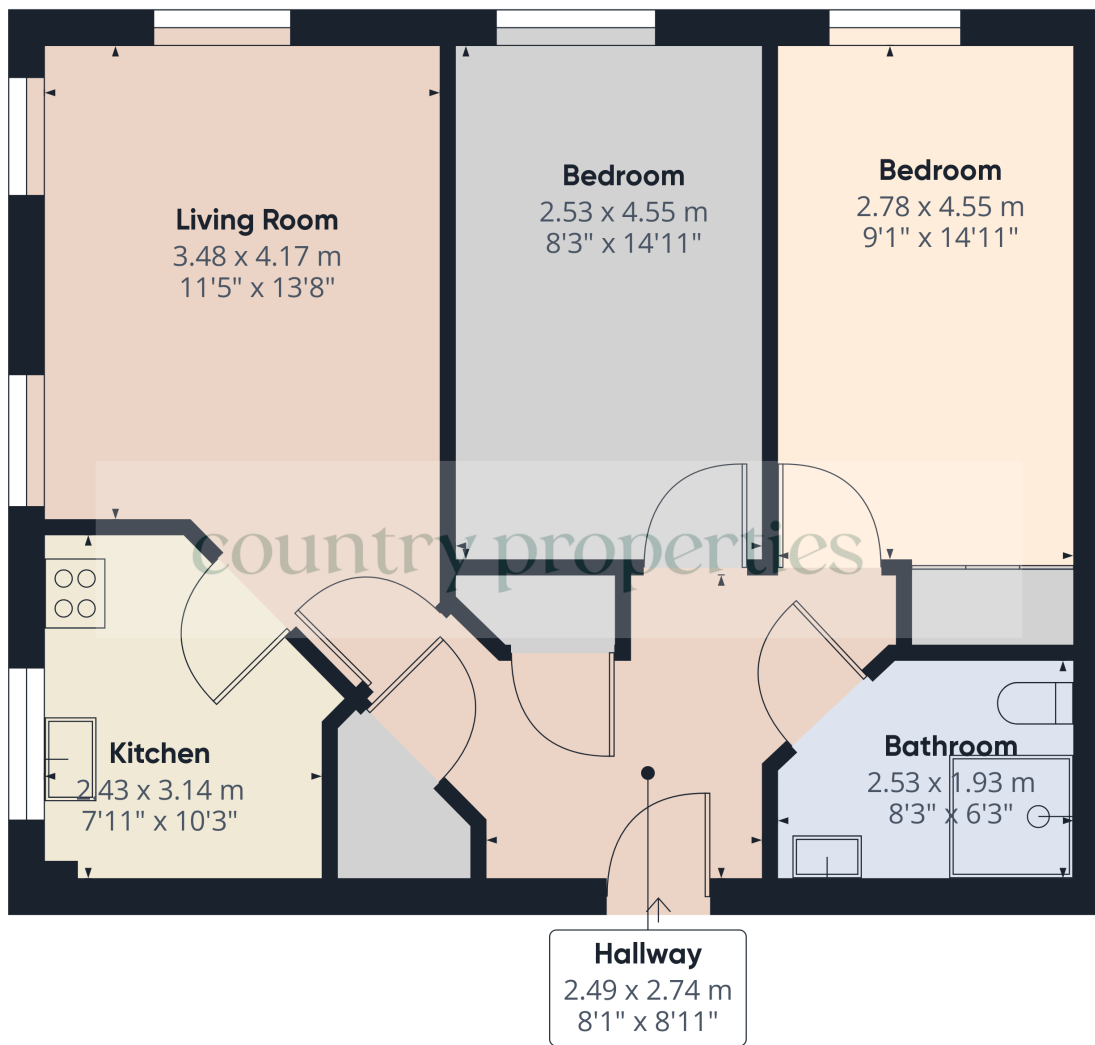
### Parking

Visitors parking is provided along with residents parking which can be purchased on a yearly basis, direct from McCarthy and Stone.

### Agents notes and material information

The current management charge for the property is £12103.44 PA  
Council tax band D £2225 Welwyn and Hatfield council  
Retirement flat for the over 70s standard construction  
Mains electric, water and sewage  
Heating is electric, under floor  
Broadband available up to 19mbps  
Mobile phone signal good on all networks  
Parking available for a fee  
Flood risk very low.



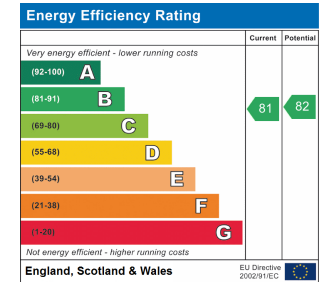


Approximate total area<sup>®</sup>  
65.32 m<sup>2</sup>  
703.15 ft<sup>2</sup>

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

www.country-properties.co.uk

country  
properties