



10 Peel Court

College Way, Welwyn Garden City,
Hertfordshire, AL8 6DG
Offers in Region of **£275,000**

country
properties

Retire in style... This first floor one bedroom apartment at the sought after Peel Court offers well presented accommodation in Welwyn Garden City's premier assisted living retirement development.

- 1 bedroom retirement flat
- located on the 1st floor
- On site restaurant
- Comunal Living area with tea and coffee
- Chain Free

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.



Entrance Hall

From the first floor corridor a short walk from the lifts you have a personal fire door leading into the entrance hall with sunken ceiling spotlights, glazed door leading through to living room. Doors to wet room, bedroom and storage cupboard which houses the heating boiler.

Living Room

UPVC double glazed sash window to front, TV and television points, under floor heating controls, internet point, glazed door to kitchen.

Kitchen

UPVC double glazed sash window with electrically operated opening, sunken ceiling down lighters, roll edge worktop, stainless steel single bowl sink unit with mixer tap over integrated. 4 burner halogen hob with stainless steel chimney style extractor above, built in electric oven, built in fridge/freezer, ceramic floor and wall tiling, slim line dishwasher.

Wet Room

Fully tiled wet room with wall hung vanity unit and ceramic sink with mixer tap over, low level WC, wall mounted heated towel rail, thermostatically controlled shower unit with fitted shower curtain.

Bedroom

UPVC double glazed sash window looking out onto the front entrance, built in wardrobe with sliding mirror doors, shelf and hanging space within.

Outside

Communal Gardens

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

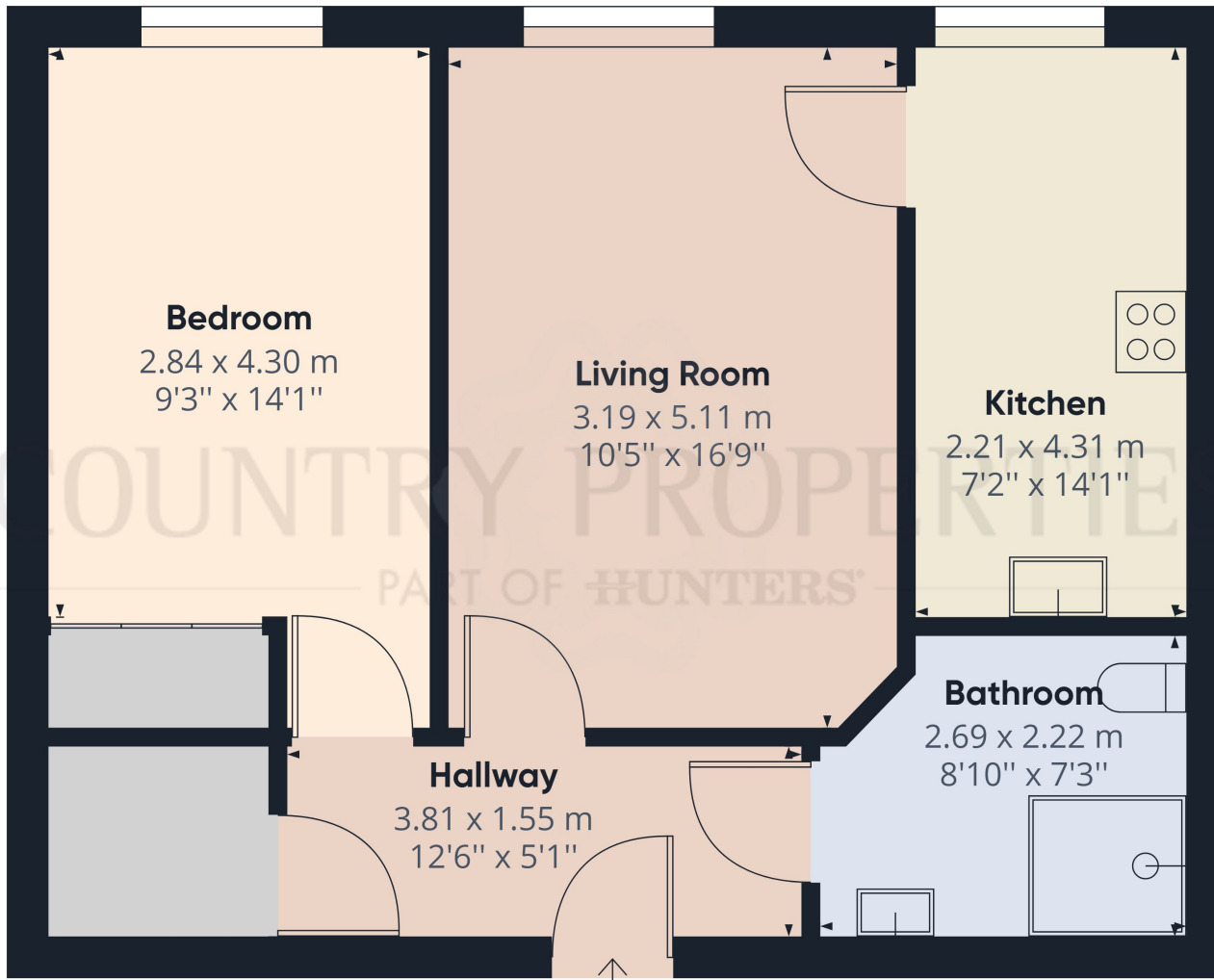
Parking

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

Additional information

The property has a current service charge of £8,899.69



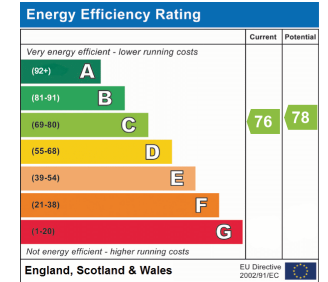


Approximate total area⁽¹⁾
55.32 m²
595.51 ft²

(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

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: welwngc@country-properties.co.uk

www.country-properties.co.uk