



38 Peel Court

College Way, Welwyn Garden City,
Hertfordshire, AL8 6DG
£300,000

country
properties

Beautifully presented throughout, this well-maintained apartment offers bright, spacious accommodation with modern fittings, neutral décor and an excellent layout designed for comfortable retirement living. Situated within the highly regarded McCarthy Stone Retirement development, residents also benefit from a range of communal facilities including a homeowners' lounge, restaurant, landscaped gardens, guest suite, lift access, 24-hour on-site management and emergency care support.

- One-bedroom retirement apartment for the over 70s.
- Modern kitchen with integrated appliances.
- Contemporary walk-in shower room.
- Close to Welwyn Garden City town centre and amenities.
- McCarthy Stone Retirement Living PLUS development.
- Residents' lounge, restaurant, gardens and guest suite.
- Double bedroom with fitted mirrored wardrobes.

Entrance Hall

A welcoming entrance hall provides access to all principal rooms and features a useful built-in storage cupboard, secure entry system and emergency pull cord. Finished in neutral décor, the hallway offers an excellent first impression while providing practical storage space. The hallway storage cupboard also houses a Stiebel Eltron instantaneous water heater, newly installed, providing efficient hot water for the apartment.

Bedroom

The generous double bedroom is beautifully presented and benefits from fitted mirrored wardrobes providing excellent storage. There is ample space for a double or king-size bed together with additional bedroom furniture, while the large window creates a bright and comfortable living environment.

Living Room

The bright and spacious living/dining room is an attractive reception space with a large window allowing plenty of natural light to fill the room. Offering ample space for both comfortable seating and a dining table, it provides an ideal setting for relaxing or entertaining, with direct access to the adjoining kitchen.

Kitchen

The modern fitted kitchen is well appointed with a range of matching wall and base units complemented by work surfaces and tiled splashback. Integrated appliances include an electric oven, hob, extractor hood and integrated fridge/freezer. The thoughtful layout offers excellent storage and workspace, while a window provides plenty of natural light and ventilation, creating a bright and functional cooking environment.



Bathroom

The spacious shower room has been designed with accessibility in mind and features a walk-in shower with grab rails, a low-level WC and a wash hand basin set within a vanity unit. Fully tiled walls and modern fittings create a clean, stylish and practical space.

The Development

Peel Court is a sought-after Retirement Living Plus development constructed by McCarthy Stone for residents aged 70 and over. The development combines independent living with additional care and support services available if required. Residents enjoy access to a communal homeowners' lounge, restaurant, laundry room, landscaped gardens and a programme of social activities, creating a safe, secure and friendly environment.

Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 + VAT per person for AML checks. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.

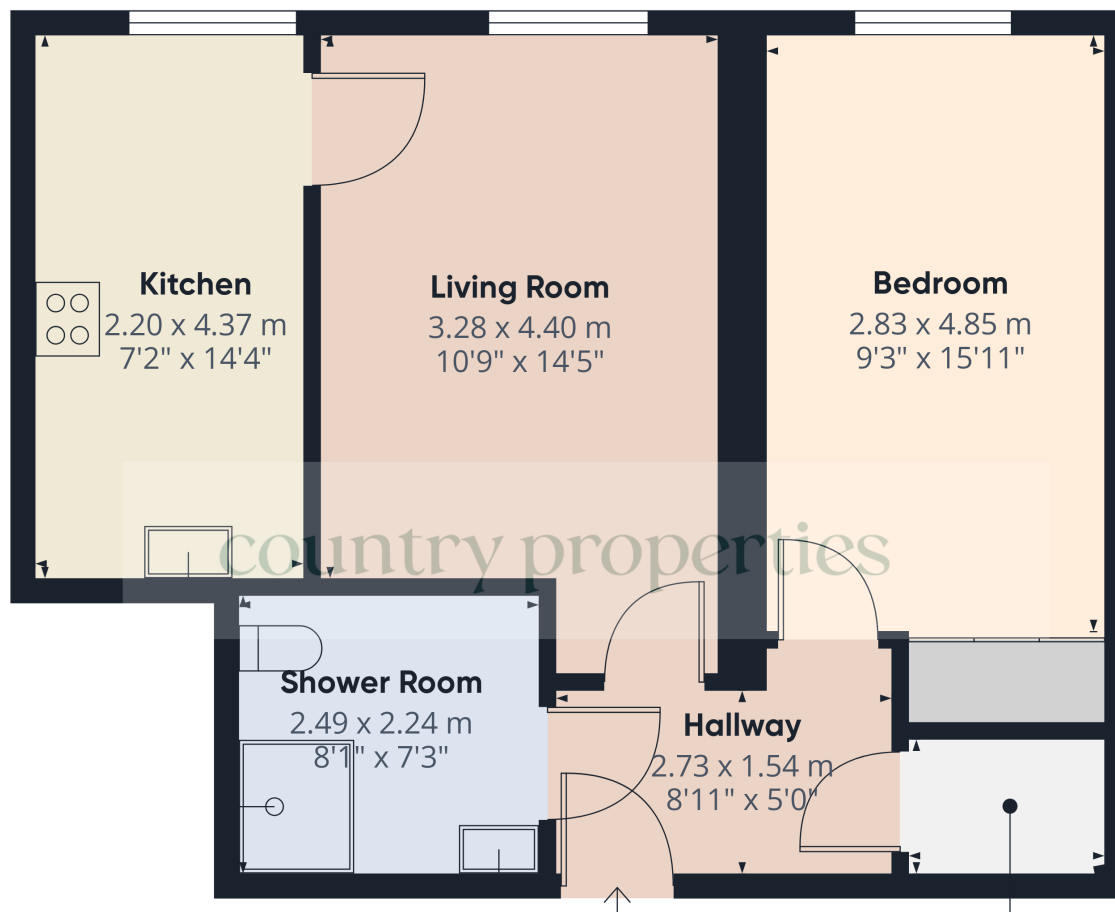
Service Charge and Ground Rent

Service Charge – What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or Estate Manager.



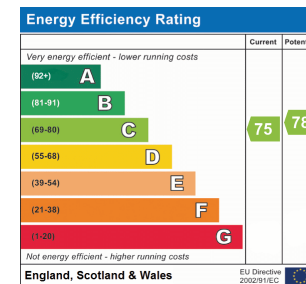


Approximate total area⁽¹⁾
52.7 m²
569 ft²

(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



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