



PUTTERILLS

est. 1992

28 Peel Court, College Way, Welwyn Garden City, AL86DG

Price £350,000

ONE BEDROOM RETIREMENT PROPERTY SET WITHIN THE HEART OF WELWYN GARDEN CITY TOWN CENTRE.

Living the life - with a helping hand when you want it. This quality development for independent living for the 65's and over, provides the peace of mind of tailored personal assistance, support and domestic service as part of your individual care package.

Peel Court is a central retirement development built in 2013 by McCarthy & Stone in the heart of Welwyn Garden City town centre within a stone's throw of the mainline railway station, Campus West and a wide range of facilities.

This chain free and sought after first floor apartment benefits from delightful communal areas, lifts to all floors and a range of services.

The accommodation comprises a large entrance hall with walk-in storage, 24ft living/dining room, fitted kitchen, double bedroom with fitted wardrobes and a modern bathroom suite.

THE AREA

Situated in a central location in the heart of Welwyn Garden City town centre, which offers a wide range of amenities such as doctors, dentists, pharmacies, etc and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via road is the regular bus service from the town centre bus station and the A1(M) which is within easy access. The Campus West, theatres, cinema and library are also all within walking distance.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Spacious entrance hall with access to all rooms. Emergency pull cord. Airing/storage cupboard.

LIVING/DINING ROOM 24'00" X 12'07" (7.32m X 3.84m)

Double glazed sash window to front. Electric fireplace with feature surround. Door leading to:

KITCHEN 8'11" X 7'09" (2.72m X 2.36m)

Modern style fitted kitchen with a selection of wall/base units. Stainless steel sink and drainer with laminate style worktops over. Integrated fridge/freezer. Electric oven and hob. Plumbing for dishwasher. Double glazed window to front. Tiled flooring. Emergency pull cord.

BEDROOM 16'02" X 9'01" (To fitted wardrobes) (4.93m X 2.77m (To

Double glazed window to front. Fitted wardrobes with sliding mirror doors. Emergency pull cord.

BATHROOM

Modern style white suite comprising low level wc, wash hand basin,

enclosed panelled bath with shower over. Tiled walls and flooring.

COMMUNAL AREAS

Communal gardens, lounge, laundry room, hobby room, quiet suite, dining and function room.

FURTHER INFORMATION

This property is leasehold for 120 years from 2013 with a bi annual ground rent of £217.50 and a service charge of £556pcm. Includes communal areas as stated above, water, subsidised catering for lunch, 1 hour cleaning per week and buildings insurance. Pets are allowed with landlord's permission.

Council tax band: C

EER: B

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS





