

**47 Peel Court College Way  
Welwyn Garden City, AL8 6DG  
Guide price £299,995**







## 47 Peel Court College Way Welwyn Garden City, AL8 6DG

This bright, well-presented apartment enjoys a pleasant side aspect and is offered in excellent decorative order, with underfloor heating throughout.

Peel Court is purpose-built for residents aged 70+, combining independent living with the reassurance of flexible, tailored care and high-quality communal facilities. These include a chef-run restaurant, landscaped gardens and a homeowners' lounge hosting regular social events. A professional on-site team, led by the Estates Manager, oversees day-to-day operations, with care packages available as required and charged only as used.

The apartment is accessed via a spacious entrance hall with a large walk-in storage cupboard and emergency intercom. The reception room is bright and generously proportioned, accommodating both seating and dining areas, and leads via a partially glazed door to the modern kitchen. The kitchen features contemporary units, integrated appliances, an induction hob and waist-height oven, with excellent natural light.

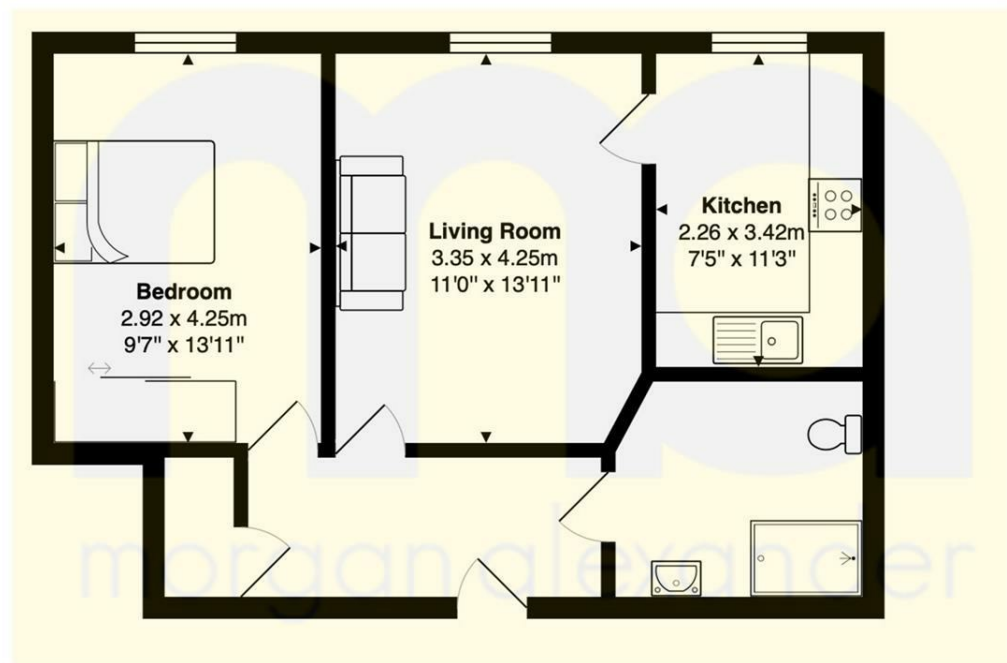
The double bedroom is well sized and includes a mirror-fronted fitted wardrobe and emergency pull cord. The fully tiled shower room offers a level-access shower, vanity unit and WC, designed for ease of use.

Peel Court provides peace of mind with secure entry systems, 24-hour CCTV, lifts to all floors and on-site CQC-registered care staff. The service charge includes one hour of domestic assistance per week, with additional support available.

Ideally located in central Welwyn Garden City, the development is close to John Lewis, Waitrose, cafés, restaurants and green spaces. Sherrards Wood lies opposite, with Bocket Hall, Stanborough Park and Hatfield House nearby. Transport links include the A1(M), A414 and







**Second Floor**  
Area: 50.4 m<sup>2</sup> ... 543 ft<sup>2</sup>

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

#### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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