Barnside Court, WELWYN GARDEN CITY AL8 6TL

william h brown

welcome to

Barnside Court, WELWYN GARDEN CITY

A fantastic opportunity to purchase this well-maintained one-bedroom first floor apartment, set within the highly regarded Barnside Court retirement development for the over 55s, ideally located on the ever-popular West Side of Welwyn Garden City. The property enjoys a pleasant outlook towards the charming Barn Theatre and is surrounded by beautifully kept communal gardens, offering a peaceful and welcoming environment. The accommodation includes an entrance hallway with useful built-in storage, a spacious living and dining room, a double bedroom, and a recently modernised kitchen and shower room, finished to a contemporary standard. Residents benefit from a range of on-site facilities, including ample parking, a comfortable communal lounge, a shared laundry room, and a guest suite available for visiting family or friends. An on-site day manager provides added reassurance, supporting a safe and independent lifestyle within a friendly community. Barnside Court is conveniently positioned less than a mile from Welwyn Garden City town centre, where a wide selection of shops, cafés, and amenities can be found, along with the mainline station offering direct services into London. A bright and low-maintenance home in a highly convenient setting—perfect for those looking to enjoy relaxed and independent retirement living.

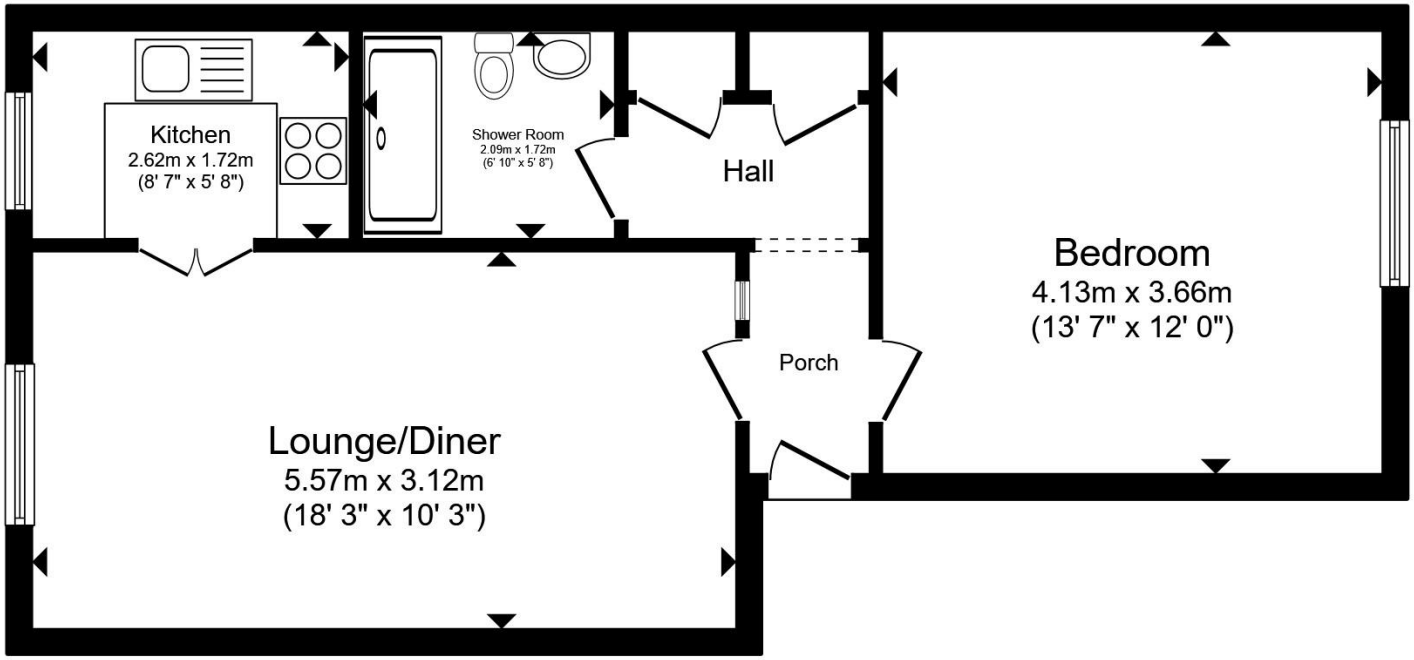
Entrance Hall
Doors to all rooms, carpet, intercom, storage cupboards.

Lounge/Diner
Double glazed window, carpet and laminate flooring, electric heater.

Kitchen
Double glazed window, laminate flooring, tiled, range of wall and base units, wood block work surfaces, integrated hob/oven/fridge.

Bedroom
Double glazed window, carpet, electric heater.

Shower Room
Laminate flooring, heated towel rail, double shower with Triton power shower, W/C, wash hand basin.



Total floor area 45.9 m² (494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Over 55's Flat
- First Floor
- One Bedroom
- Communal Gardens
- Resident Parking

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 2955.48
Ground Rent: Ask Agent

offers in excess of

£200,000

Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 99 years from 23 May 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

Property Ref:
WGN109784 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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