



Barnside Court, Welwyn Garden City AL8 6TL

welcome to

Barnside Court, Welwyn Garden City

A wonderful opportunity to purchase this CHAIN-FREE one-bedroom ground floor apartment, perfectly situated within the highly regarded Barnside Court retirement development (55+) on the desirable West Side of Welwyn Garden City. Positioned directly opposite the charming Barn Theatre and surrounded by maintained communal gardens, this spacious home offers a peaceful and welcoming environment. The bright and generously sized living/dining room features French doors that open directly onto the communal garden, creating a lovely space for enjoying morning coffee or relaxing outdoors. The fitted kitchen is well designed, offering plenty of storage and practical workspace. The generous double bedroom provides comfort and privacy, while the shower room is fitted with a walk-in shower for ease and convenience. Residents benefit from ample parking, a friendly communal lounge, and the reassurance of an on-site day manager, fostering both independence and a supportive community atmosphere. Barnside Court is ideally located less than a mile from Welwyn Garden City town centre, with its excellent range of shops, cafés and amenities, as well as the mainline train station for easy access into London. A bright, well-located and low-maintenance home — perfect for relaxed and independent retirement living.



Entrance Hall

Carpet,

Lounge/Dining Room

French doors to communal garden, carpet, electric radiator.

Kitchen

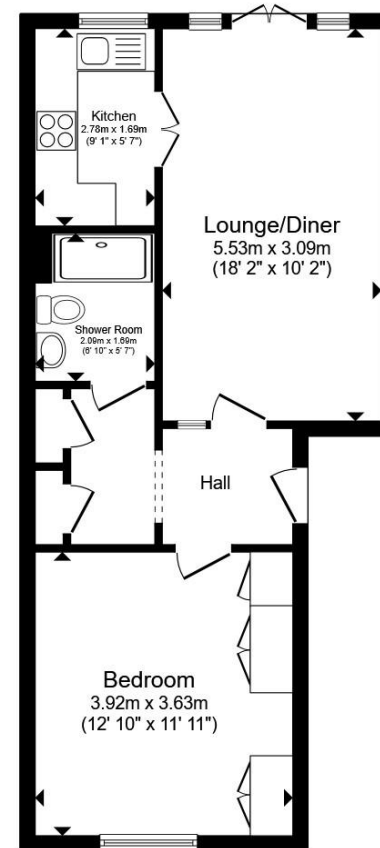
Double glazed window to rear, luxury vinyl tile flooring, wall and base units, integrated oven/hob, laminate work surface, sink/drain, space and plumbing for washing machine and fridge freezer.

Bedroom

Double glazed window to front, carpet, electric radiator, fitted wardrobes.

Shower Room

Tiled flooring and walls, hand wash basin, W/C, heated towel rail, shower.



Total floor area 48.2 m² (519 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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Barnside Court, Welwyn Garden City

- CHAIN FREE
- Ground Floor Apartment
- Over 55's/Retirement
- One Bedroom
- Resident Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2750.04

Ground Rent: 95.33



£280,000



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This is a Leasehold property with details as follows; Term of Lease 99 years from 09 Nov 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109590 - 0003

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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Please note the marker reflects the postcode not the actual property


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