


**Barnside Court
Welwyn Garden City
AL8 6TN**

 **2 Bedrooms**

 **1 Bathroom**

 **1 Reception Room**

 **Residents' Parking**

 **Communal Gardens**

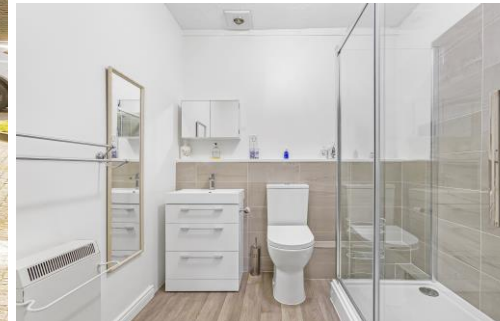
 **EPC Band F**

Council Tax Band: C
£2,037.07 Apr 25/Mar 26

Leasehold: 99 years from 23/04/2010.
Service Charge: £3,078.66 (for 1/4/24 to 31/3/25).
No Ground Rent.

Guide Price
£268,000 Leasehold

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A rare opportunity to acquire a bright, two bedroom first floor retirement apartment, in an ideal location, close to Welwyn Garden town centre.

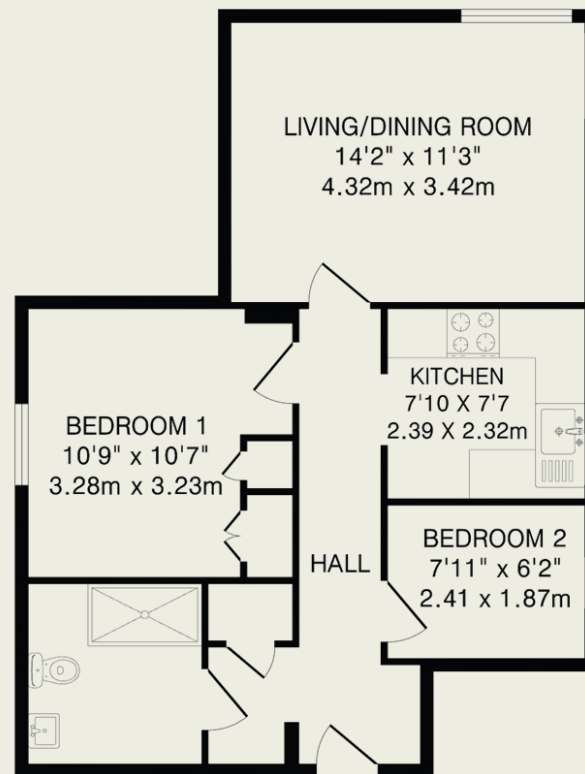
Description

The hallway firstly gives access to a sizeable, well-appointed shower room on the left, followed by the largest bedroom, which benefits from fitted wardrobes. The second bedroom is situated opposite the shower room. The apartment's spacious living/dining room is located at the end of the hallway, next to the smart, fitted kitchen with plenty of storage and worktop space. This rarely available retirement apartment has many benefits, including a stairlift to the first floor, emergency pull cords throughout the flat and a Scheme Manager who is on site 5 days per week. Residents also have access to communal areas that include lovely gardens, a lounge where activities are held, laundry area and residents' parking.

Location

Barnside Court is situated in the highly sought after West Side of the town, opposite the Barn Theatre and on the local bus route.

The town centre's amenities are close by and include John Lewis department store, Sainsbury's, The Howard Shopping Centre and mainline rail services to London.



First Floor Flat

TOTAL FLOOR AREA: 542 sq.ft.(50.3 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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