



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

 **1 Bedroom**

 **1 Bathroom**

 **1 Reception Room**

 **Resident & Visitor Parking**

 **Communal Gardens**

 **EPC Band TBC**

**Council Tax**  
Band: C – £2,037.07 (2025/2026)  
**Local Authority:**  
Welwyn/Hatfield Borough Council  
**Tenure:** Leasehold, 99 years from 19<sup>th</sup>  
October 2018  
**Ground Rent:** £97 per annum  
**Service Charge:** £229.17 per calendar  
month

**Guide Price**  
**£270,000 Leasehold**

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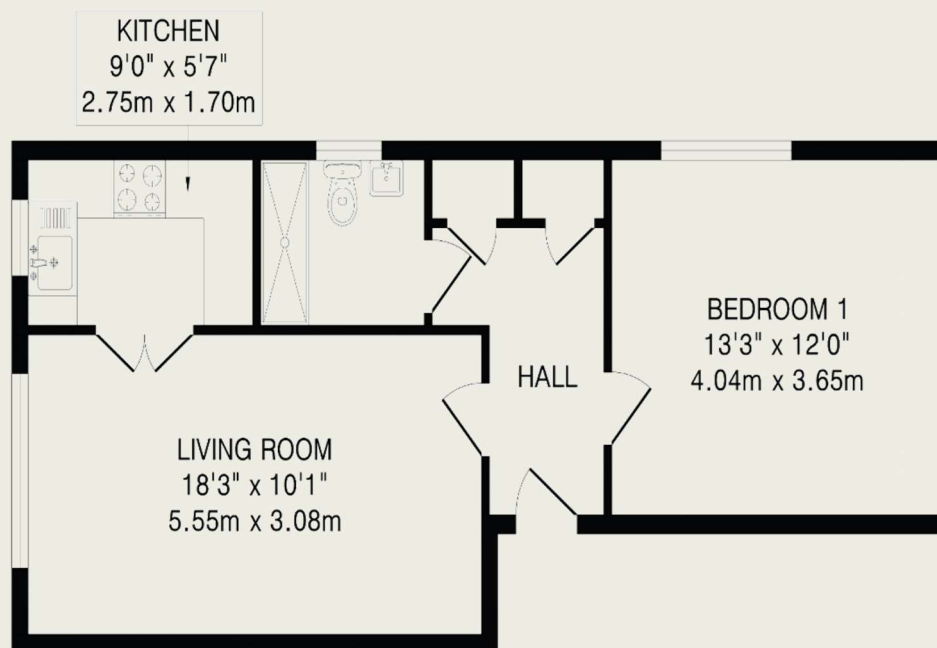
A one bedroom first floor apartment in this popular West Side over 55's retirement development, with a modern kitchen with integrated Neff appliances and shower room, stair lift for easy access and use of the well kept communal grounds.

### Description

Offered to the market chain free and situated on first floor, with a stair lift for convenience and direct access to the communal gardens, this one bedroom apartment is positioned in the corner of the development and enjoys lovely views over the gardens. The accommodation comprises a spacious living room, separate modern fitted kitchen with Quartz worktops and integrated Neff appliances plus independent under-counter fridge/freezer, a generous double bedroom and a well-appointed modern shower room. The development benefits from being warden assisted with secure door entry & emergency pull cord. There is also a residents' lounge, laundry room and guest facilities including coffee mornings, cheese & wine events etc. Ample resident & visitor parking is also available on site.

### Location

Barnside Court is a popular over 55's retirement complex 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, Waitrose, Sainsburys, The Howard Shopping Centre and mainline rail services to London.



### First Floor

TOTAL FLOOR AREA: 513 sq.ft.(47.6 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

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