



# 40, Barnside Court

Welwyn Garden City,  
Hertfordshire, AL8 6TL  
Guide Price £285,000

country  
properties



Retire in style... A sought after 1 bed Ground floor retirement apartment in the sought after Barnside Court on the West side of town with door leading to a private patio overlooking the South facing communal garden.

- CHAIN FREE!!!
- GROUND FLOOR
- WEST SIDE LOCATION
- NEW 99 YEAR LEASE ON COMPLETION
- PRIVATE PATIO AREA WITH ACCESS TO COMMUNAL GARDENS
- SUNNY LIVING ROOM WITH SOUTH FACING VIEW
- OVER 55'S RETIREMENT DEVELOPMENT

### Communal Entrance Hall

Key fob and buzzer to gain access to communal entrance hall with post box from outside, cupboard door for meter storage, radiator.

### Hallway

Carpeted hallway with doors leading to living room, bedroom, bathroom, airing cupboard and storage cupboard. Entry phone system on wall. Internet and phone point. RCD unit above front door.

### Living / Dining

Continuation of carpet from hallway. South facing patio doors leading private patio area overlooking the communal garden. Double doors leading to kitchen. Within the room there is a TV point, electric fireplace, storage heater and emergency pull cord.



## Bedroom

Continuation of carpet from hallway. Large built-in wardrobe, wall mounted storage heater and a large double glazed UPVC window to front. Emergency pull cord.

## Kitchen

A variety of wall and floor storage with white cupboards. Roll edged work top and tiled splash back. Space for cooker, washing machine and fridge freezer. Stainless steel sink basin with Chrome mixer tap. Double glazed window looking out to communal garden. Tiled splash back.

## Bathroom

Three-piece bathroom suite comprising of low-level WC with dual flush sink basin with chrome mixer tap with vanity unit underneath, walk in shower electric with sliding glass door and shower seat. Wall mounted electric heater, wall mounted extractor fan, large mirror. Lino Flooring. Emergency pull cord.

## Communal Garden

Access from patio doors to fully maintained communal garden, mainly laid to lawn with fully stocked flower borders and fruit trees, plenty of benches to sit.

## Agents Notes

Tenure: Leasehold

Remaining Years: 95 years – New

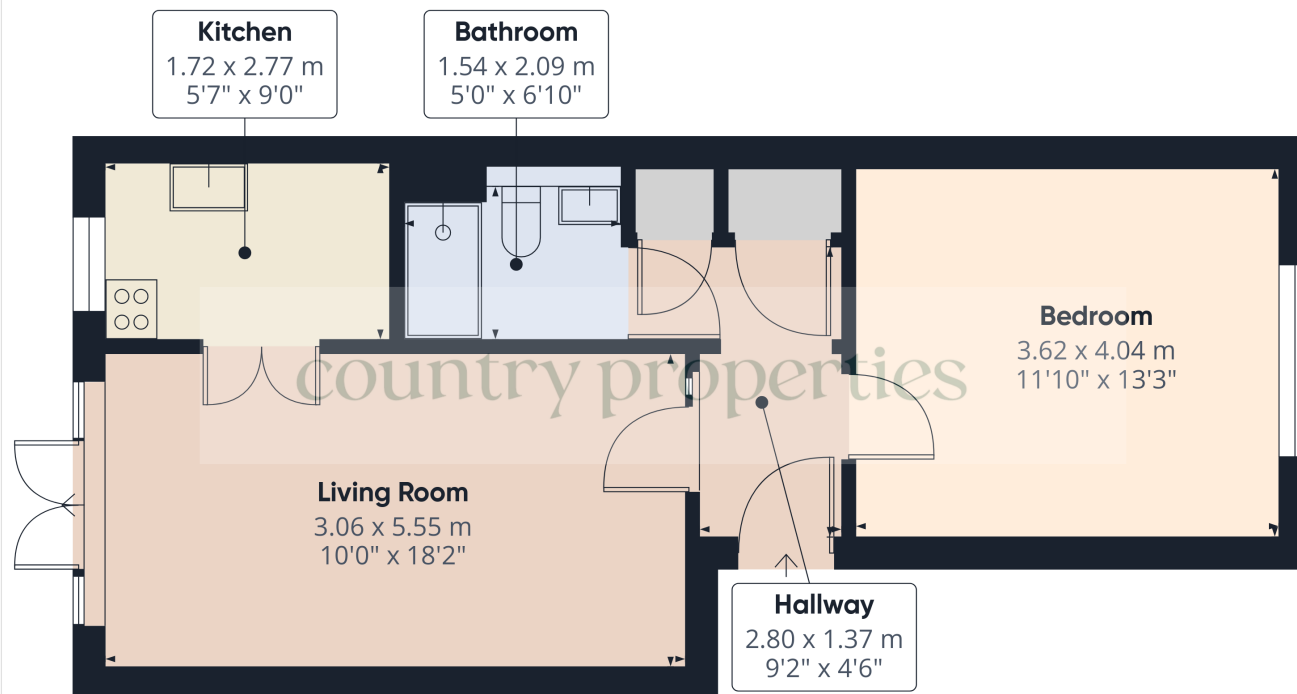
Lease on Purchase

Council Tax: Band C

Service Charges: £2750.06

Ground Rent: £95.34



**Approximate total area<sup>(1)</sup>**45.7 m<sup>2</sup>  
492 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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