

A two-story white house with a dark green door and several white-framed windows. The house has a dark roof and a small porch over the entrance. A silver antenna is visible on the roof. The house is surrounded by a lawn and some potted plants. A dark green hedge is visible on the left side of the image.

56, Barnside Court

Welwyn Garden City,
Hertfordshire, AL8 6TN
£280,000

country
properties

Retire in style... This exceptionally well presented 1 bed ground floor flat in the popular Barnside court development really does offer everything you need to retire in style with private patio, refitted kitchen and bathroom.

- Ground floor flat in barnside Court
- Refitted kitchen
- Refitted bathroom
- Well presented throughout
- Access to garden and private patio
- Comunal facilities.

Ground floor

Comunal entry hall

Communal entry with entry phone system, stairs leading up to first floor, doors to four individual flats. Number 56 is on the ground floor.

Entrance hall

Multi paned glazed door and matching glazed panel to side leading through to living room, telephone point, doors to bedroom, shower room, 2 storage cupboards, one housing the hot and cold water tanks, the other is a large storage cupboard.

Living room

Replacement UPVC double glazed French doors leading out onto patio area, storage heater, television and telephone points, various power points with additional power points added by the current owner, Double doors leading through to kitchen.

Kitchen

Laminate Roll edge Worktop with cupboards above and below. Integrated. Sink with mixer tap over. Replacement U PVC double glazed window overlooking the garden. Space and plumbing for automatic washing machine, space for tall fridge freezer. Ceramic wall tiling. Ceramic floor tiling.

Bedroom

Large single bedroom with a full Bank of built-in wardrobes with shelf hanging and draw space within. Wall mounted electric heater. Replacement UPVC double glazed Georgian style window to front.

Shower room

A refitted room with double walk in shower, low level, dual flush WC, wash hand basin inset within a high gloss white fronted vanity cupboard below, wall mounted towel radiator, ceramic floor and wall tiling, mirror fronted wall mounted bathroom Vanity cupboard.



Outside

Gardens

The complex has a range of communal gardens that all residents have access to and the use of, however the flat at no 56 has its own recently laid extensive ceramic tiled patio with flowers and shrubs surrounding it that is then open to a delightful communal garden with flowers and shrubs to borders.

Parking

There is ample communal parking on site for visitors and residents.

Communal areas

Barnside Court is a delightful retirement complex built in the mid 1980's for residents over the age of 55, it is located just off Handside Lane on the West side of town, adjacent to the Barn Theatre with a bus stop just outside the development.

Within the development, there is a communal lounge where residents and visitors can sit and socialise, a communal kitchen adjacent to the Lounge, and a laundrette that is free to use for the residents of Barnside Court.

all individual flats and indoor communal areas are connected to an emergency pull cord system should any of the residents require emergency assistance, there is a site manager and visitors bedrooms that can be used if required.

Agents notes and material information.

Council tax Band C £1978 Welwyn and Hatfield council

Ground Rent and management charge

The property is leasehold with a 99 year lease from 21/3/2012 a new 99 year lease will be provided to the new owner.

Retirement flat with an age restriction where the owner must be over 55

The property is of standard construction

The property is on mains electric, water and sewage, there is no gas supply

The heating is via electric storage heaters on eco 7

Broadband is available through the telephone at up to 70mbps

Mobile signal is available on all network to a fair standard on EE and Three, excellent on Vodafone and O2

Communal parking is available

Low flood Risk

No planning permissions

All adaptations as expected throughout in an over 55 development

it is not located in a mining area.

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

Viewing by appointment only

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