



# Barnside Court, Welwyn Garden City, Hertfordshire, AL8 6TL

- CHAIN FREE WEST SIDE RETIREMENT FLAT WITHIN A SHORT LEVEL WALK TO THE TOWN CENTRE
- ORGANISED SOCIAL EVENTS, COMMUNITY ROOM AND ON SITE SCHEME MANAGER
- UNRESTRICTED RESIDENTS PARKING
- MANICURED GARDENS TO ENJOY
- TWO BEDROOM FIRST FLOOR IN A SMALL BLOCK OF JUST FOUR PROPERTIES
- STAIR LIFT ACCESS
- KITCHEN WITH APPLIANCES





## PROPERTY DESCRIPTION

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**\*\*CHAIN FREE RETIREMENT PROPERTY WITHIN A SHORT LEVEL WALK TO THE TOWN CENTRE\*\*** A rare opportunity awaits to acquire this beautifully presented two-bedroom apartment overlooking the communal gardens, nestled within a small entry block of just four apartments. Barnside Court is a highly sought-after retirement complex for those aged 55 and over, conveniently located in the popular West Side of town with easy access to the town center. Residents enjoy a welcoming lounge and laundry facilities, hosting engaging events such as coffee mornings and cheese-and-wine gatherings. This exciting turnkey opportunity offers picturesque parkland views and charming gardens, with communal areas maintained to a high standard. The on-site scheme manager ensures a seamless living experience. This property is a must-see to fully appreciate the vibrant Barnside community and lifestyle. Energy Rating: C.





## ROOM DESCRIPTIONS

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### WELCOME TO BARNSIDE COURT

Offered to the market chain-free and situated on the first floor with delightful views overlooking the communal gardens, this beautifully presented apartment is ideally located at the heart of the development. Enter via the secure communal hall, there is a stairlift for convenience. The property features a spacious entrance hallway that leads to a bright and inviting living room. Adjacent to this space, the well-appointed kitchen comes equipped with a range of modern appliances and abundant storage options. The principal bedroom boasts a generous built-in dressing area, complemented by an additional cozy single bedroom. The stylish shower room features a sleek three-piece suite. Externally, residents can enjoy unrestricted parking conveniently located at the front of the property.

### IN ADDITION

The proximity to the renowned Barn Theatre adds cultural delight to the neighborhood, allowing residents to enjoy captivating performances and enriching experiences weekly. The development features beautifully landscaped gardens, creating a tranquil oasis for relaxation. Imagine starting your mornings with a peaceful stroll through lush greenery, surrounded by colorful flowers and the melodies of chirping birds. This luxury development exudes refined elegance, ideal for those pursuing a premium retirement lifestyle. Welwyn Garden City, known for its unique charm, offers various attractions and conveniences. Explore the quaint town center, famous for its picturesque architecture and a variety of shops, boutiques, and markets. Enjoy abundant green spaces, including the stunning Stanborough Park, perfect for leisurely walks, boating, or simply enjoying nature. With a well-appointed apartment, prime location, proximity to the Barn Theatre, beautiful gardens, and an opportunity for a luxurious retirement, Barnside Court presents an enticing chance for a rewarding lifestyle. Embrace the tranquility and convenience of Welwyn Garden City and make this apartment your personal haven.

### MATERIAL INFORMATION

Lease: 99 Years from 26th February 2015.

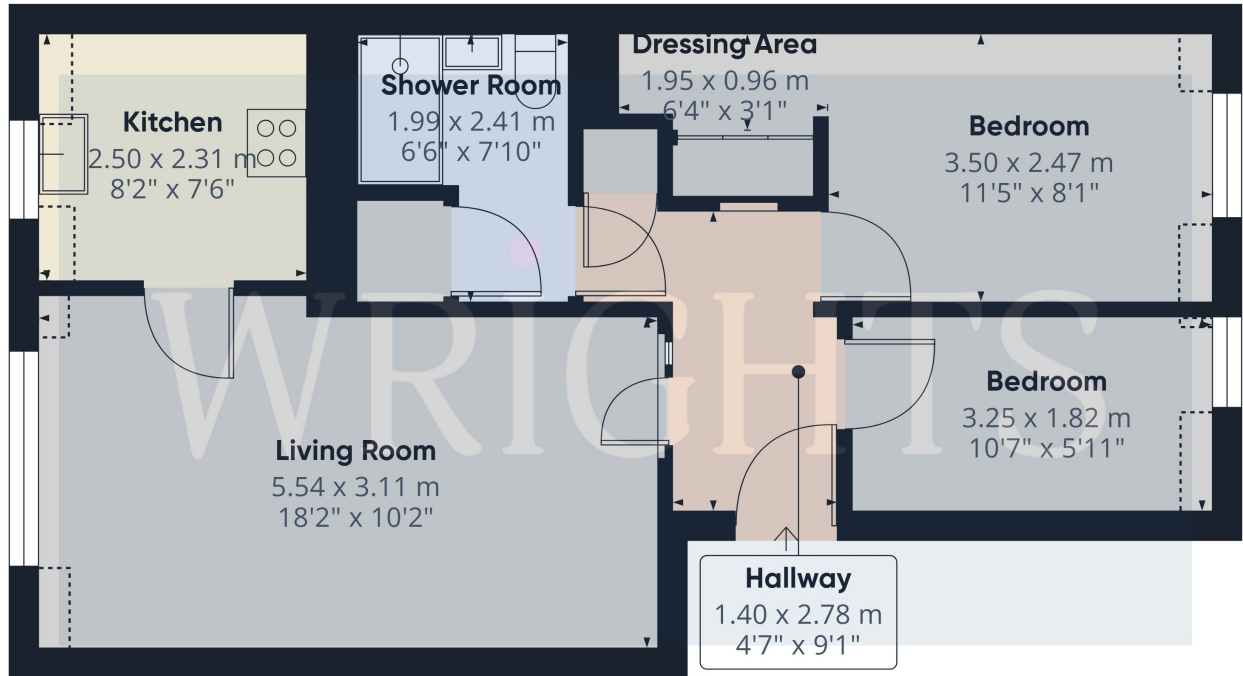
Service Charge: £3,312.00. Proposed service charge 1st April 2026- 31 March 2027: £3,559.73. Paid monthly £296.64 and includes buildings insurance.

Council Tax Band C.

### ABOUT THE WEST SIDE

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.





WRIGHTS

Approximate total area<sup>m</sup>

49.6 m<sup>2</sup>  
534 ft<sup>2</sup>

Reduced headroom

1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

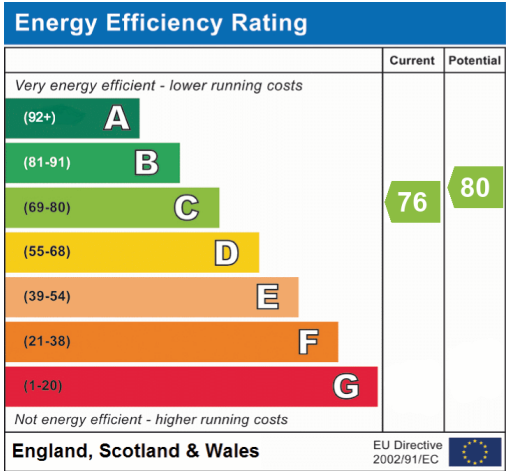
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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