



**23 Barnside Court** – Barn Close – Handside Lane – Welwyn Garden City – Hertfordshire – AL8 6TL

A two-bedroom ground floor apartment with garage in a popular retirement development close to shops



## 23 Barnside Court

Entrance hall • Sitting room • 2 Bedrooms •  
Kitchen • Shower room • Single garage.

**£280,000 leasehold**

Barnside Court is an attractive development of retirement flats and bungalows situated close to shops off Handside Lane to the southwest of Welwyn Garden City.

Handside Lane is a typical tree-lined boulevard with grass verges conceived by Sir Ebenezer Howard in the design of the new town.

Facilities include a full time scheme manager, emergency alarm system, residents' lounge and guest facilities, communal laundry, door entry system and attractive gardens.

Unallocated parking and electric storage heating.

The town has good facilities including the Gosling Sports Centre with a dry ski slope, golf driving range, indoor and outdoor tennis, squash, gym and bowls.

99 year lease and 55+ age covenant.

*Ground Rent: £95.36 pa*

**For viewings please contact the  
Scheme Manager on 01707 332428 or  
Fifty5Plus on 01488 668655**



*Sitting room*



*Bedroom 1*



*Kitchen*

## The Property

No 23 Barnside Court is a two bedroom ground floor apartment with access to the gardens and in an excellent position.

Approximate room dimensions as follows: Entrance hall with storage cupboard. Sitting room (18'8" x 10'6") with glazed door to terrace and gardens. Wall lights. Kitchen (8'2" x 7'6") Bedroom 1 with wall lights (11'2" x 8'2") with wash basin and dressing area (6'5" x 4'7" including double wardrobe) Bedroom 2 (10'11" including single wardrobe x 5'11") Shower room (8' max x 6'8" max) and door to airing cupboard. Double glazing and electric storage heating. Single garage.

## Directions to Barnside Court

From the A1(M) exit at Junction 4 and proceed to Welwyn Garden City. In the centre of the city find 'The Parkway', Ebenezer's main thoroughfare which runs parallel to the railway and exit into Bridge Road West. Take the first turning into Handside Lane and continue over Russellcroft Road and again over the next crossroads with Youngs Rise on your right and Guessens Road on your left.

Take the next left into Barn Close and the development will be seen in a short distance on your right.



*Bedroom 2*



*Shower room*

***Approximate gross internals:***

***Total: 54 m<sup>2</sup> / 581 ft<sup>2</sup>***

***Energy Performance Rating:68***

***Service charge: £2,665.17 p.a.***

***Ground Rent: £95.36 p.a.***

***Council tax banding: C***

## Barnside Court

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Barnside Court consists of 59 flats and bungalows with communal facilities completed in 1986. Approached off Barn Close the properties are mostly set around a garden square in the grounds of the old farm house which has been converted to house the communal facilities.

### Location

Welwyn Garden City was the brainchild of Sir Ebenezer Howard who wanted to see attractive well laid out residential areas close to shopping facilities and other amenities. There are tree-lined boulevards and roads with grass verges and a particular style of architecture with a neo-Georgian town centre. The town has several supermarkets and a good range of shops and facilities.

### Further afield

Welwyn Garden City has good communications being close to the A1(M) and the A414. The railway station is close to the town centre with regular services to London Kings Cross. Hertford (9 miles) Hatfield (2 miles) Wheathampstead (4 miles) and Ware about eleven miles are all within easy driving distance.

Central London is about 20 miles. Stansted Airport is 20 miles and Luton Airport 15 miles. There are four golf courses in the immediate area.



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