



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

A one-bedroom ground floor apartment in a popular retirement development close to shops





## 32 Barnside Court

Entrance hall • Sitting room • Bedroom •  
Kitchen • Shower room

**£245,000 leasehold**

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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 a wide range of shops including John Lewis, Waitrose, Marks & Spencer and Debenhams as well as a theatre, cinema and library.

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*



*Kitchen*



*Bedroom*

## The Property

No 32 Barnside Court is an attractive south facing end of terrace one-bedroom ground floor apartment with access to terrace and gardens

Approximate room dimensions as follows: Entrance hall with storage cupboard and airing cupboard. Wall light. Sitting room with wall lights (18'8" x 10') with double glazed door to terrace and gardens. Kitchen (9'1" x 5'7") Bedroom (13'2" x 11'10" including triple wardrobe) Shower room (6'10" x 5'7") Double glazing and electric storage heating.

## Directions to Barnside Court

From the A1(M), exit at Junction 4 and proceed towards Welwyn Garden City town city (A6129). After a little over one mile bear left at the roundabout into Parkway.

At the next roundabout take first exit into Turmore Dale. At the end turn left into Barleycroft Road. Turn right at next crossroads into Handside Lane and then first right into Barn Close. The entrance to Barnside Court is on the right.



*Shower room*



*Communal Lounge*

***Approximate gross internals:***

***Total: 43 m<sup>2</sup> / 463 ft<sup>2</sup>***

***Energy Performance Rating: 68***

***Service charge: £2,296.75 p.a.***

***Ground Rent: £95.36 p.a.***

***Council tax banding: C***

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.



# 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. Stanborough Park is the largest park in Welwyn Garden City and indeed Hertfordshire. Its main feature is two lakes which are widely used for watersports but also good for walking.

## 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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