



P U T T E R I L L S

— est. 1992 —

25 Barnside Court  
West Side, Welwyn Garden City AL8 6TL  
**Guide price £239,000**

## RARELY AVAILABLE AND CHAIN FREE FIRST FLOOR TWO BEDROOM OVER 55s APARTMENT WITH COMMUNAL GARDENS AND PARKING

Chain free rarely available first floor over 55s apartment with accommodation comprising entrance hall with storage cupboard, living room, fitted kitchen, two bedrooms and a modern shower room. There is resident and visitor parking and the property overlooks the well maintained communal gardens. Welwyn Garden City town centre with mainline railway station and wide range of amenities is within reasonable walking distance along with theatres, libraries and sports clubs. The property benefits from stair lift to the first floor, security entry phone, emergency pull cords, upvc double glazing throughout and electric heating.

### THE AREA

Positioned in a popular West Side location within close walking distance of Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access along with a regular bus service to Stevenage, Hatfield, Hemel Hempstead and St Albans which is situated at the entrance. The Barn theatre, Gosling Sports Park, local sports clubs, Campus West theatre and library are also all within walking distance of the property.

### THE ACCOMMODATION COMPRISES

#### ENTRANCE HALL

Stannah stair lift from the ground floor entrance. Security entry phone. Storage cupboard. Loft hatch. Access to:

**LIVING ROOM 20'1" x 10'10" (6.12m x 3.30m)**

Window to the rear. Door to:

**KITCHEN 8'9" x 7'5" (2.67m x 2.26m)**

Fitted units with worktops over and tiled splash backs. Sink and drainer. Window to the rear.

**BEDROOM ONE 12' x 8'2" max (3.66m x 2.49m max)**

Plumbing for wash hand basin. Window to the front.

**BEDROOM TWO 12'10" x 5'11" (3.91m x 1.80m)**

Storage cupboard. Window to the front.

#### SHOWER ROOM

Modern suite comprising low level wc, pedestal wash hand basin and shower cubicle. Heated towel rail. Tiled walls.

### OUTSIDE

The property overlooks the well maintained communal gardens and there is parking for residents and visitors.

### FURTHER INFORMATION

This property is leasehold for 99 years from date of purchase with a ground rent of approximately £96pa and service charge of approximately £2490pa.

Council tax band: C

EER: C

### VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH  
PUTTERILLS OF HERTFORDSHIRE

### MORTGAGE REQUIRED?

Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.







