



PUTTERILLS

est. 1992

20 Barnside Court, West Side, Welwyn Garden City, AL8 6TL

Offers in excess of £230,000

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

Chain free rarely available first floor over 55s apartment with accommodation comprising entrance hall, living room, dining area with storage cupboards, modern fitted kitchen, double bedroom and modern shower room. There is resident and visitor parking and 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 security entry phone, emergency pull cords, upvc double glazing 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.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Security entrance phone. Access to:

LIVING ROOM 18'2" x 9'11" (5.54m x 3.02m)

Window to the rear. Open to:

DINING AREA 6'10" x 6'9" (2.08m x 2.06m)

Airing cupboard, storage cupboard. Door to:

KITCHEN 7'11" x 7'5" (2.41m x 2.26m)

Modern fitted kitchen with wall and base units, worktops over and tiled splash backs. 1.5 bowl stainless steel sink and drainer. Electric oven and hob. Space for fridge/freezer. Plumbing for washing machine. Window to the side.

BEDROOM 13'9" x 10'7" (4.19m x 3.23m)

Fitted wardrobes. Window to the side.

SHOWER ROOM

Low level wc, pedestal wash hand basin and shower cubicle. Tiled walls. Window to the front.

OUTSIDE

Well maintained communal gardens. Parking for residents and visitors.

FURTHER INFORMATION

This property is leasehold for 99 years from date of purchase - ground rent is £96pa and service charge is £184.40pcm. There is a stair lift which is serviced between the two first floor flats.

Council tax band: C

EER: C

VIEWING INFORMATION

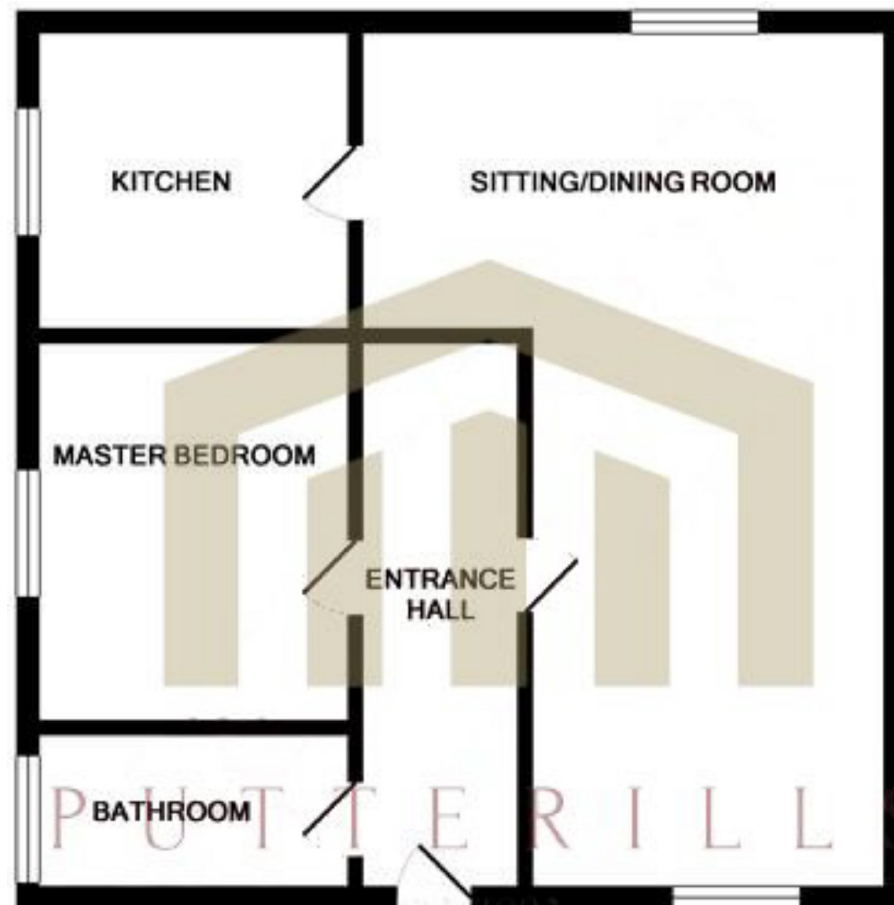
ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS

MORTGAGE REQUIRED?

Talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss options. Contact 01707 393333.







TOTAL APPROX. FLOOR AREA 736 SQ.FT. (68.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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