



Roseacre Gardens, Welwyn Garden

Apartment | 2 Bedrooms

£200,000 Leasehold

LARKHAM  
PIKE &

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## The accommodation comprises

### Entrance

Communal entrance via secure entryphone system. Stairs rising to first floor with stair lift.

### Hallway

Door to front. Entryphone and warden call point. Electric heater. Generous storage cupboard and large airing cupboard housing cylinder with storage and eye level linen shelving. Loft access and doors to:

### Shower Room

Double sized shower enclosure with sliding door and wall mounted Mira electric shower. Pedestal wash hand basin, low level WC and electric towel rail and heater. Part tiled walls and frosted double glazed window to side.

### Bedroom One

11'9" max x 8'9"

Fitted wardrobes with sliding doors. Electric heater and double glazed window to side.

### Bedroom Two

11'10" x 6'3"

Electric radiator and double glazed window to side.

### Lounge/Dining Room

15'3" x 11'6"

Electric heater. Television and telephone points. Feature Bay window with double glazed window and French doors with Juliette balcony. Sliding glazed door into

### Kitchen

11'6" x 6'0"

Comprising a range of wall and base mounted units with work surfaces over with single bowl single drainer stainless steel sink unit with mixer tap and

splash back tiling. Space for fridge/freezer, plumbing for washing machine and connection for electric cooker. Electric heater and double glazed window to side.

### Exterior

Maintained communal gardens. Patio area with benched seating. Allocated and communal parking.

### Communal Facilities

Residents enjoy the use of a communal lounge, laundry room and library plus an on-site manager. Pets are allowed with discretion.

### Lease

Approx 154 years remaining

Current Service Charge: £3835.28

### Viewings

Please contact Larkham & Pike on 01707 260707

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	