



3 Double Bedrooms



2 Bath/Shower Rooms



1 Reception Room



Secure Gated Underground Parking



No Garden



EPC Band B

Council Tax Band: D
£2,184.15 Apr 24/Mar 25.

Local Authority
Welwyn & Hatfield Borough
Council

Leasehold: 998 years from 1
September 2008.

Total Monthly Service Charge:
£469.

 **ashtons**
for life's great moves

Rosanne House, Bridge Road, Welwyn Garden City, AL8 6DE
Offers In The Region Of £599,000 Leasehold



Rosanne House, Bridge Road, Welwyn Garden City

A fantastic three bedroom two-bathroom second floor apartment, just a stone's throw from nearby amenities and transport links in the heart of the town centre, in this sought after development.

Being sold with no onward chain.

Description

This second-floor property features well-balanced accommodation throughout and is located in an extremely popular modern development, situated in the heart of the town centre at the top of Parkway, perfectly positioned for both nearby transport links and local amenities.

The property comprises a wonderful entrance hall, large open-plan living space with a stylish fitted kitchen and a range of integrated appliances.

Two very spacious double bedrooms both feature built-in wardrobe space, with the principal boasting an en-suite shower room. A further third bedroom/study is extremely useful.

An additional family bathroom with a modern three-piece suite serves all bedrooms.

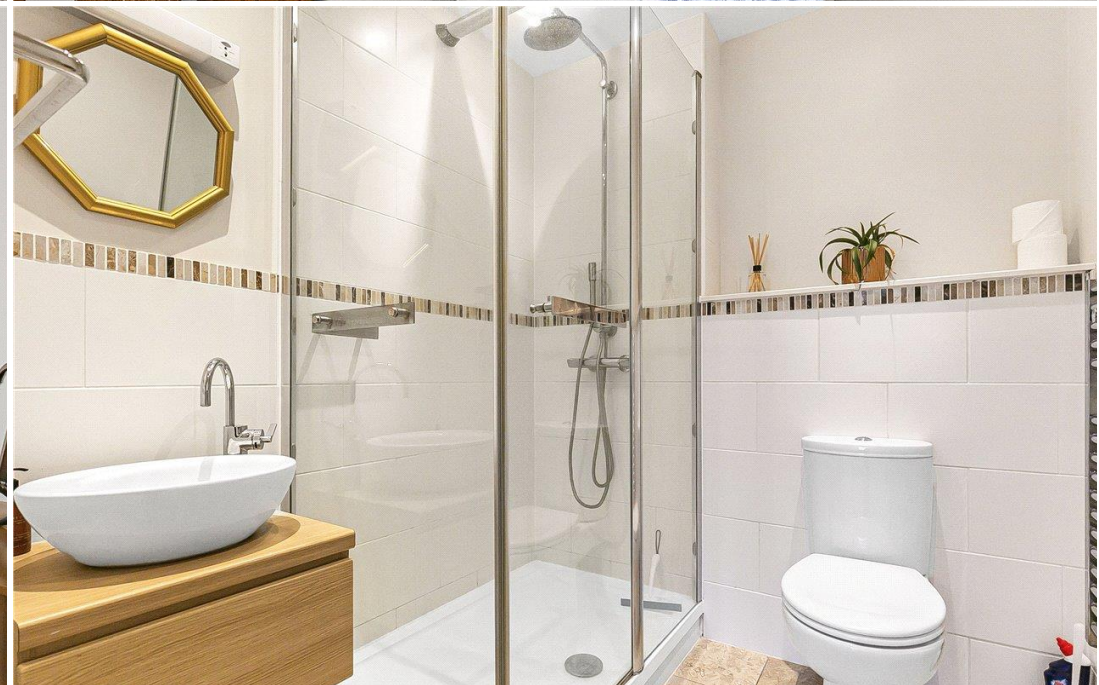
Additional benefits include secure gated underground parking, a lift service to all floors and no onward chain.

Location

The location of Rosanne House is perfect, with views over the Campus and surrounding areas. The mature setting at the end of Parkway is a reflection of Ebenezer Howard's vision to create a garden within a city, which he certainly has achieved. Welwyn Garden City is ideally situated for the road and rail networks, with easy access to the A1(M), M25 and into London.

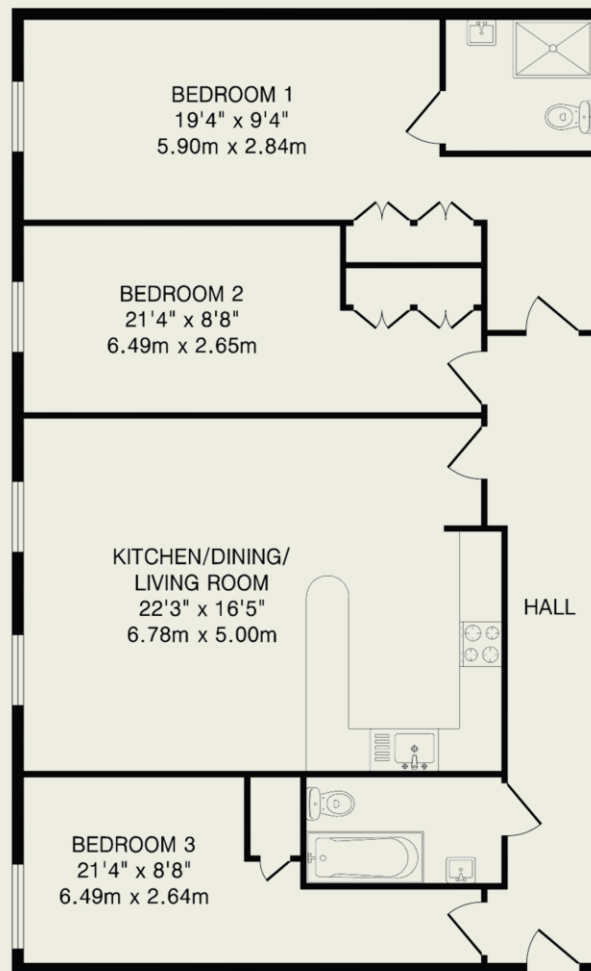
The development is just a few minutes' walk from the railway station with direct links to London Kings Cross. The John Lewis department store and 'Howard' Shopping Centre, along with all the bars and eateries the town has to offer, are a short walk away.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Second Floor
1161 sq.ft.(107.8 sq.m)approx.

TOTAL FLOOR AREA: 1161 sq.ft.(107.8 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.