



**Connells**

Rosanne House Bridge Road  
Welwyn Garden City



## Property Description

Situated with the TOWN CENTRE and TRAIN STATION on your doorstep, is this two bedroom top floor apartment in the prestigious Rosanne House development. From the well-maintained lobby with lifts to all floors, this apartment boasts a open plan living room/kitchen, the modern fitted kitchen offers integrated appliances, family bathroom, generous master bedroom with en-suite and fitted wardrobes, second double bedroom and is not to be missed. There is also the added convenience of an allocated secure parking space along with visitor bays at the front of the building.

### Entrance Hallway

Door to communal hallway. Security entrance. Display shelves, recessed spotlights, Radiator. Door into open plan living area, bathroom and bedrooms.

### Open Plan Lounge/Kitchen

18' 5" x 14' 10" ( 5.61m x 4.52m )

Two double glazed windows, Radiator, TV point, Fitted bookshelves, TV Display unit, storage cupboard, gas boiler. Restricted head height in places.

### Kitchen Area

Sink and drainer, Electric oven and hob. Oven with extractor fan above. Cupboards at wall and base level. Integrated washing machine, dishwasher and fridge freezer. Worktops, recessed spotlights.

### Bedroom 1

8' 11" x 13' 6" ( 2.72m x 4.11m )

Radiator, Double glazed windows. Restricted head height in places.

### Bedroom 2

8' 3" plus recess extending to x 10' 8" ( 2.51m plus recess extending to x 3.25m )

Double glazed window, radiator, fitted wardrobe, restricted head height in places

### En Suite Shower Room

Shower cubicle, Low level WC, Washhand basin unit, Heater, Extractor fan, recessed spotlights. Tiled flooring.

### Bathroom

Paneled bath with shower unit and glass shower screen, Wash hand basin unit, Low level WC, Heater, Extractor fan, Spotlights, tiled flooring.

### Allocated Parking Space

One allocated parking space.

### Leasehold Information

The Vendor advises that the Lease has 987 years remaining. It comes with 1/24 equal shares in Roseanne House Residents Ltd. The service charge is £5141.77 per annum.

## Agents Note

The property is currently rented on a 12 month contract from 24th September 2024 with a 6 month break clause for £1450 p.c.m. Our clients are happy to consider offers from landlords looking to retain the current tenant, or homemovers able to consider the above timescales.







To view this property please contact Connells on

**T 01707 322 903**

**E [welwyngardencity@connells.co.uk](mailto:welwyngardencity@connells.co.uk)**

38 Wigmores North  
WELWYN GARDEN CITY AL8 6PH

**EPC Rating: B**

Tenure: Leasehold

**[view this property online connells.co.uk/Property/WWY306828](https://www.connells.co.uk/Property/WWY306828)**

This is a Leasehold property with details as follows; Term of Lease 998 years from 01 Sep 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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