



Roseacre Gardens, Welwyn Garden City AL7 2RH



welcome to

Roseacre Gardens, Welwyn Garden City

Fantastic spacious top floor retirement apartment located in the popular location of Roseacre Gardens, exclusively for over 55's with stair lift access. The property offers a communal entrance door leading into the lobby with lift. The apartment consists of an entrance hall with storage cupboard leading to the spacious bright lounge, kitchen with fitted kitchen units, two great sized bedrooms and bathroom. The development also features a residents' lounge, laundry room, communal gardens and resident and visitor parking.



Entrance Hall

Door to front, storage cupboard with boiler, carpet.

Lounge

19' 4" x 11' 5" (5.89m x 3.48m)

Carpet, electric heater, double glazed to front, Juliet balcony, doors to kitchen.

Kitchen

15' 3" x 6' 1" (4.65m x 1.85m)

Wall and base units, space for oven, work surfaces, cooker hood, space for fridge freezer, tiled splashback, lino flooring, sink/drain.

Bedroom 1

10' 4" x 12' 1" (3.15m x 3.68m)

Double glazed to front, carpet, fitted wardrobe, electric heater.

Bedroom 2

11' 3" x 8' 3" (3.43m x 2.51m)

Double glazed to front, carpet, electric heater.

Bathroom

Lino flooring, bath, shower over bath, hand wash basin/vanity unit, W/C.



Total floor area 60.5 sq.m. (651 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Roseacre Gardens, Welwyn Garden City

- Over 55's Development
- Two Bedrooms
- Spacious Living Area
- Beautiful Communal Gardens
- Resident and Visitor Parking

Tenure: Leasehold EPC Rating: C

Guide Price

£180,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WGN107826 - 0007

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