



Rosanne House Bridge Road, Welwyn Garden City AL8 6DE

welcome to

Rosanne House Bridge Road, Welwyn Garden City

This well-presented one-bedroom ground-floor apartment is located in a highly desirable development at the top of Parkway, right in the heart of Welwyn Garden City town centre. Offering chain-free convenience, this property is ideal for first-time buyers, downsizers, or investors. The accommodation is well-balanced throughout and comprises a large open-plan living space with a modern fitted kitchen featuring a range of integrated appliances. The double bedroom is bright and spacious, and the contemporary bathroom includes a sleek three-piece suite. Additional benefits include secure gated underground parking, lift access to all floors, and a prime location just moments from shops, restaurants, and excellent transport links including Welwyn Garden City train station.



Lounge/Kitchen/Diner

20' 6" x 13' 5" (6.25m x 4.09m)

Carpet, radiator, storage, fully fitted kitchen, induction hob, extractor fan.

Bedroom One

11' 5" x 9' 3" (3.48m x 2.82m)

Double glazed sash windows, carpet, built in wardrobe.

Bathroom

Tiled, W/C, bath, wash hand basin, towel rail.



Total floor area 42.8 m² (461 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Rosanne House Bridge Road, Welwyn Garden City

- CHAIN FREE
- Ground Floor Apartment
- One Bedroom
- Open Plan Lounge/Kitchen/Diner
- Underground Car Parking For One Car

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 4704.00

Ground Rent: Ask Agent

guide price

£290,000



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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 Leasehold packs.



Property Ref:
WGN109346 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property


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