



**Roseacre Gardens, Welwyn Garden City AL7 2RG**



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## **Roseacre Gardens, Welwyn Garden City**

Offered chain free, this two bedroom first floor retirement apartment is located in the sought-after Roseacre Gardens development, exclusively for residents aged 55 and over. Designed for comfortable and independent living, the property benefits from a welcoming community atmosphere and excellent on-site amenities. The property comprises of secure communal entrance, entrance hall with built-in storage cupboard, spacious and bright lounge, well-equipped kitchen with fitted units and space for appliances, two bedrooms offering flexibility for guests or hobbies and bathroom with shower. Further benefits of Roseacre Gardens include residents' lounge – ideal for socialising, on-site laundry room, maintained communal gardens. resident and visitor parking. Situated in a peaceful location with easy access to local shops, transport links, and healthcare facilities, this apartment is perfect for those seeking a relaxed and secure lifestyle in later years. "Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property".



### Entrance Hall

Door to side, heater, cupboard, loft access.

### Lounge/Dining Room

15' x 11' ( 4.57m x 3.35m )

Double glazed window to front, carpet.

### Kitchen

5' 11" x 11' ( 1.80m x 3.35m )

Double glazed window to rear, space for oven/dishwasher/fridge freezer, tiled splashback.

### Bedroom One

8' max x 11' 1" max ( 2.44m max x 3.38m max )

Double glazed window to front, fitted wardrobes, heater.

### Bedroom Two

6' x 11' 1" ( 1.83m x 3.38m )

Double glazed window to front, carpet, heater.

### Bathroom

Double glazed window to rear, lino flooring, shower cubicle, W/C, wash hand basin, heater.



Total floor area 54.9 m<sup>2</sup> (591 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](http://www.focalagent.com)



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## **Roseacre Gardens, Welwyn Garden City**

- Over 55's Property
- CHAIN FREE
- Two Bedrooms
- First Floor Apartment
- Communal Gardens & Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3780.00

Ground Rent: Ask Agent

offers in excess of

**£170,000**



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This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN109089 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property

  
**william h brown**



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