

Connells

Roseacre Gardens
Welwyn Garden City

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Welwyn Garden City AL7 2RG

for sale guide price
£180,000







Property Description

An excellent opportunity to purchase this well presented two bedroom first floor (top floor) retirement apartment for the over 55's, located in the popular Roseacre development.

Positioned on the garden side of the development, the property is easily accessible with the benefit of a stair lift. The accommodation comprises a welcoming hallway with generous storage, a good size lounge with French doors overlooking the communal courtyard, a separate fitted kitchen, two bedrooms and a shower room.

The property is beautifully decorated and has been well maintained throughout, with an extended lease of 184 years remaining. Residents benefit from a secure entry system, well-kept communal areas, a scheme manager and a variety of regular organised social events, creating a welcoming and supportive community.

Entrance Hall

Loft access, intercom, cupboard, pull chords, electric radiator.

Lounge

11' 6" x 15' 3" (3.51m x 4.65m)

Television and telephone points, Juliet Balcony, Double glazed window to the front, electric radiator.

Kitchen

11' 5" x 5' 11" (3.48m x 1.80m)

Double glazed window to the rear, stainless steel sink and drainer, room for fridge freezer, electric oven, cupboards at wall and base level.

Bedroom 1

11' 1" x 8' 9" (3.38m x 2.67m)

Fitted wardrobe, electric radiator, double glazed window to the front.

Bedroom 2

11' 1" x 6' 4" (3.38m x 1.93m)

Double glazed window to the front, electric radiator.

Bathroom

Walk in double shower, Low level w/c, vanity basin, Frosted double glazed window to the rear.



















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

To view this property please contact Connells on

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38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: C

Council Tax Band: C

Service Charge: 3780.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307532

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

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.

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