



Roseacre Gardens, Welwyn Garden City AL7 2RG

welcome to

Roseacre Gardens, Welwyn Garden City

This CHAIN FREE two-bedroom ground floor retirement apartment is situated in the highly sought-after Roseacre Gardens development, exclusively for residents aged 55 and over. Designed to support comfortable and independent living, the development provides a friendly community atmosphere along with a range of excellent on-site amenities. The accommodation comprises a welcoming entrance hall with a built-in storage cupboard, a bright and spacious lounge, and a fully fitted kitchen with space for appliances. There are two bedrooms and a well-appointed shower room. Residents of Roseacre Gardens benefit from a superb selection of facilities, including a residents' lounge, on-site laundry room, beautifully maintained communal gardens, and both resident and visitor parking. Ideally positioned in a peaceful setting, the property offers easy access to local shops, transport links, and healthcare facilities, making it an excellent choice for those seeking a relaxed, secure, and well-connected lifestyle in later years.



Entrance Hall

Doors to all rooms and storage cupboard, carpeted flooring, electric heater.

Lounge

11' 5" x 15' 3" (3.48m x 4.65m)

Double glazed window, carpeted flooring, electric heating, French doors leading to patio.

Kitchen

6' x 11' 4" (1.83m x 3.45m)

Luxury vinyl tiles flooring, wall and base units, laminate worktop, integrated hob and double oven, sink/drain, space and plumbing for washing machine/dishwasher/fridge freezer.

Bedroom One

11' 10" x 8' 9" (3.61m x 2.67m)

Double glazed window, carpeted flooring, electric heater, fitted wardrobes.

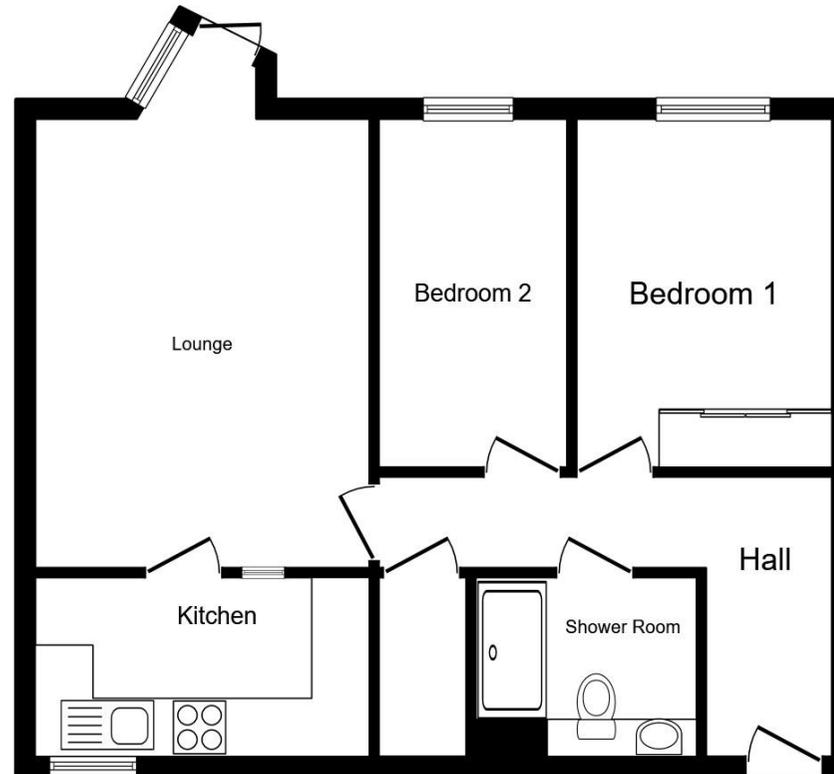
Bedroom Two

6' 5" x 11' 10" (1.96m x 3.61m)

Double glazed window, carpeted flooring, electric heater.

Shower Room

Tiled flooring, heated towel rail, vanity unit and wash basin, W/C, walk-in shower with seat.



Floor Plan

Total floor area 55.4 m² (597 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.propertybox.io



welcome to

Roseacre Gardens, Welwyn Garden City

- CHAIN FREE
- Two Bedroom Apartment
- Ground Floor
- Over 55's
- Communal Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3780.00

Ground Rent: Ask Agent



£200,000



check out more properties at williamhbrown.co.uk

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:
WGN109603 - 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



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk