

Connells

Roseacre Gardens
Welwyn Garden City

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Welwyn Garden City AL7 2RH

for sale offers over
£100,000







Property Description

A well presented one bedroom first floor apartment for the over 55' situated in the popular Roseacre Gardens development and offered as a CHAIN FREE sale.

This development benefits from lift access and security entrance access and the apartment itself benefits from a modern kitchen and shower room and is tastefully decorated throughout.

The development also offers a communal lounge, laundry room, communal gardens, resident and visitor parking.

Entrance Hall

Electric storage heater, security entrance handset, built in cupboard.

Lounge

16' 2" plus recess x 10' 3" (4.93m plus recess x 3.12m)

Double glazed door onto Juliet balcony, electric storage heater, double glazed window, television and telephone points.

Kitchen

5' 9" x 7' 5" (1.75m x 2.26m)

Stainless steel sink and drainer, cupboards at wall and base level, plumbing for washing machine, electric oven and hob with extractor hood over, integrated fridge.

Bedroom 1

12' 4" x 9' (3.76m x 2.74m)

Double glazed window, electric storage heater, built in wardrobes.

Shower Room

Low level w/c, shower cubicle with glass sliding door, heated towel rail, extractor fan, fully tiled walls.

Leasehold Information

The lease length is 189 years from 24 June 1987

Buyers Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







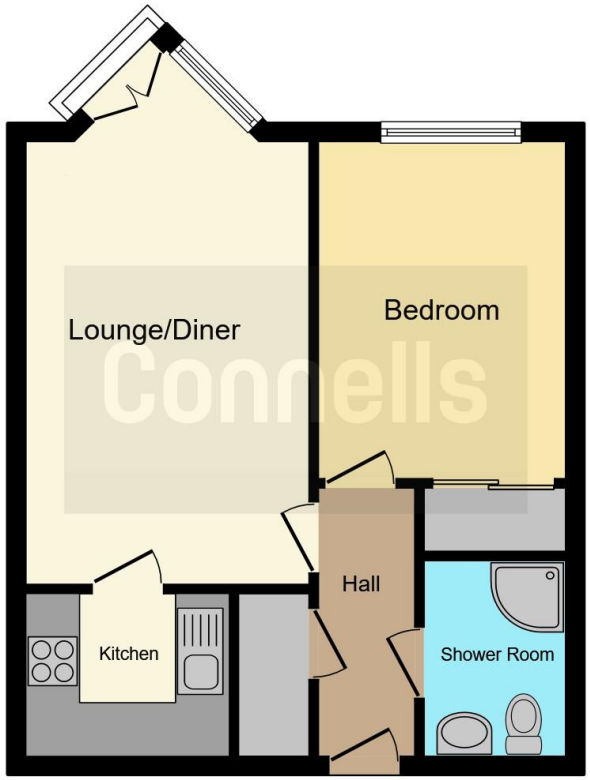









ROSEACRE
GARDENS
Fire exit
Keep clear
Fire exit
Keep clear



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: B

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307355

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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