



Connells

Roseacre Gardens
Welwyn Garden City



Property Description

A fantastic opportunity to purchase this beautifully presented one-bedroom retirement apartment, exclusively for the over 55s, situated on the second floor of a popular warden-controlled development with convenient lift access.

The apartment has been thoughtfully maintained and benefits from a newly fitted contemporary kitchen, a bright and spacious living room, a generous double bedroom, and a modern walk-in shower room, creating a comfortable and practical home ready to move straight into.

Designed to support independent living with added peace of mind, the development offers a welcoming community atmosphere with a range of resident activities and social events to enjoy. There is also a guest suite available for visiting family and friends, alongside well-maintained communal areas.

Ideally suited to those looking to downsize without compromising on comfort or community, this apartment offers the perfect balance of independence, security, and a vibrant lifestyle.

Lounge/ Diner

16' 3" x 10' 4" (4.95m x 3.15m)

Kitchen

7' 7" x 6' 1" (2.31m x 1.85m)

Bedroom

12' 5" x 9' 2" (3.78m x 2.79m)

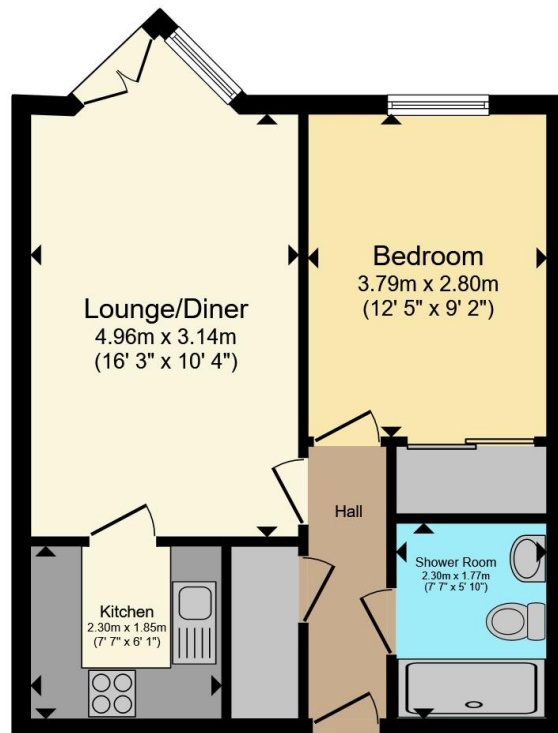
Shower Room

7' 7" x 5' 10" (2.31m x 1.78m)

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.





Total floor area 43.7 m² (471 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

Connells



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: B

Service Charge:
3326.16

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307785

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.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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