



**Connells**

Roseacre Gardens  
Welwyn Garden City



### Property Description

Situated on the second floor of a well maintained and warden controlled retirement development, this one bedroom apartment offers comfortable and secure living within a friendly and established community.

The accommodation features a bright open plan living space, with a large window in the lounge allowing plenty of natural light to fill the room, creating a welcoming and airy atmosphere. The kitchen area flows seamlessly from the living space, making it practical and easy to use.

The double bedroom is generously sized and benefits from fitted wardrobes, providing excellent storage. The development offers a reassuring level of support, alongside communal areas that encourage social interaction, and residents' parking is available for added convenience.

An ideal opportunity for those seeking independent living with peace of mind in a supportive and sociable environment.



**Lounge/ Diner**

19' 7" x 10' 4" ( 5.97m x 3.15m )

**Kitchen**

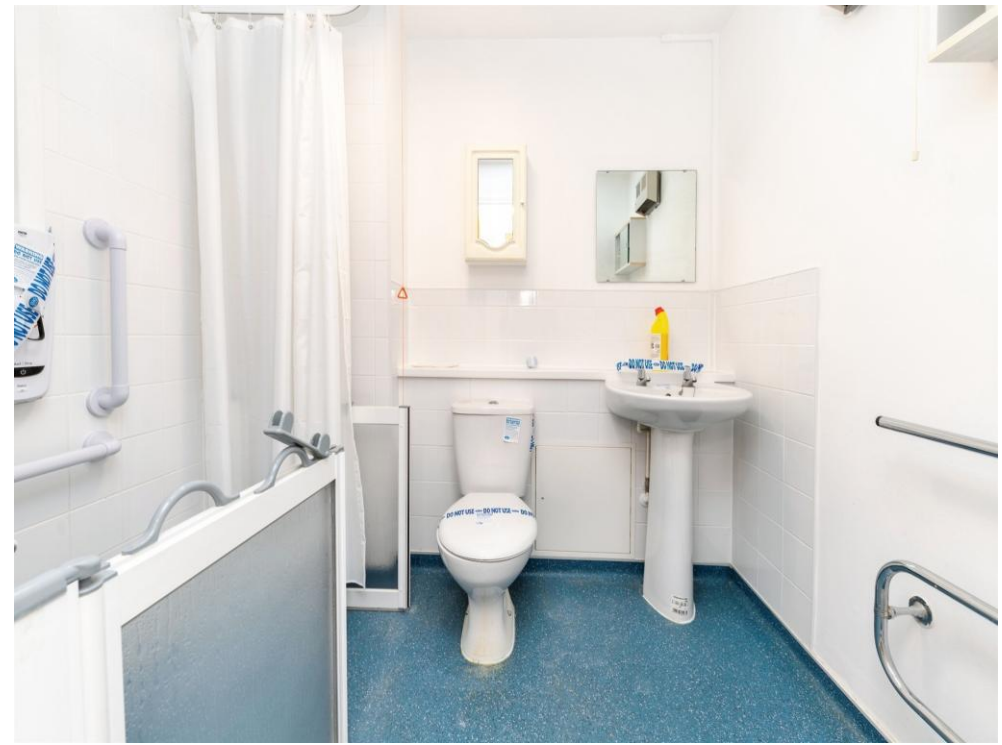
7' 6" x 6' ( 2.29m x 1.83m )

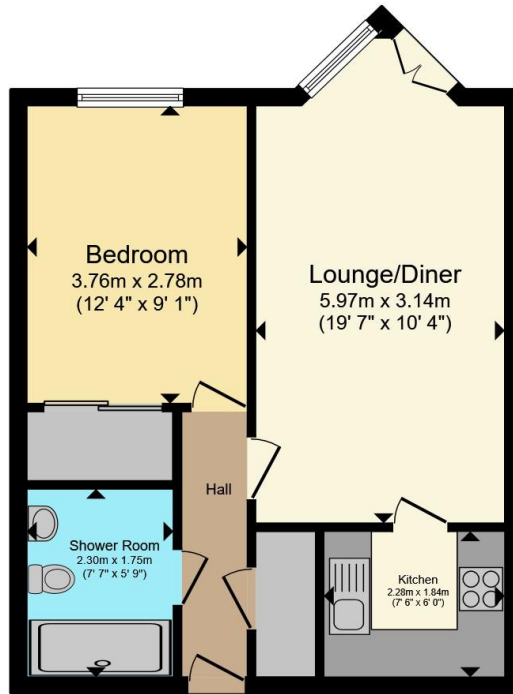
**Bedroom**

12' 4" x 9' 1" ( 3.76m x 2.77m )

**Shower Room**

7' 7" x 5' 9" ( 2.31m x 1.75m )





**Floor Plan**

Total floor area 44.4 m<sup>2</sup> (478 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](http://www.propertybox.io)



To view this property please contact Connells on

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38 Wigmores North  
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EPC Rating: C Council Tax Band: B

Service Charge: 3549.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307112](http://connells.co.uk/Property/WWY307112)**

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.

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Property Ref: WWY307112 - 0005