



22 Roseacre Gardens, Welwyn Garden City, Hertfordshire AL7 2RG

£220,000 - Leasehold

Property Summary

EXTENDED LEASE A fantastic opportunity to acquire this two bedroom FIRST FLOOR (top floor) RETIREMENT flat for the over 55's tucked away in a quiet spot. Positioned in the GARDEN SIDE of the Roseacre development with easy stair lift access. Beautifully decorated and well maintained. Has the benefit of a separate kitchen. Generous storage off the hallway. Lounge with French doors looking out onto the communal courtyard with pretty seasonal flowers and trees. Secure entry system. Communal areas are kept to a high standard. On site manager and regular organised social events. Purchasers must be aged 55 or over. energy rating C. A must view property to appreciate the wonderful Roseacre community and lifestyle.

Features

- FIRST FLOOR (TOP FLOOR)
- TWO BEDROOMS
- STAIR LIFT ACCESS
- GARDEN SIDE OF THE DEVELOPMENT
- EXTENDED LEASE
- WELL MAINTAINED APARTMENT
- OVER 55'S
- REGULAR ORGANISED SOCIAL EVENTS
- SCHEME MANAGER

ACCOMMODATION

Secure entry door serving six apartments. Stairs and stair lift to first floor.

Security intercom handset. Airing cupboard. Loft access for private storage.

Well maintained kitchen with space for fridge freezer, washing machine and cooker. Large window aspect which lets in plenty of natural light.

Lovely large living room looking over the gardens with glass French doors . Juliette Balcony.

Large spacious double bedroom with built in cupboards . Window aspect

Perfect room for a guest, study or dressing room with window aspect.

Three piece white and cream suite with shower. Partially tiled with an extractor fan.

New Lease granted in 2021 for 184 YEARS

Service charge: £315.04 per month.

Ground Rent: Included within the service charge.

Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953 Panshanger Park is presently owned by Lafarge. Although Panshanger House was demolished, the orangery, nursery garden wall and stables remain along with a number of other cottages and estate buildings, all of which are listed by English Heritage. Residential housing was established in the area in the seventies. Moneyhole park playing fields and Panshanger woodlands are within walking distance. Local amenities include a small parade of shops including a Doctors surgery, Chemist, Post office, Hair salon, Beauticians. There is also a Morrison's supermarket and petrol station. Buses into town are every half an hour, Monday to Saturday.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

