



29 Roseacre Gardens, Welwyn Garden City, Hertfordshire, AL7 2RH

- GROUND FLOOR WITH DIRECT GARDEN ACCESS
- CLOSE TO RESIDENTS LOUNGE AND ENTRANCE LOBBY
- SCHEME MANAGER
- CHAIN FREE
- LEVEL ACCESS
- SOUTH FACING POSITION
- MANICURED GARDENS
- LIBRARY
- EXTENDED LEASE



PROPERTY DESCRIPTION

****GROUND FLOOR WITH GARDEN ACCESS**CHAIN FREE** EXTENDED LEASE**** A fantastic opportunity to acquire this well presented LARGER THAN AVERAGE one DOUBLE BEDROOM, SOUTH FACING RETIREMENT flat for the over 55's tucked away in a quiet spot. Positioned in the main block with level access and close to the residents lounge. Immaculately presented throughout and has the benefit of fitted wardrobes to the bedroom. Generous storage off the hallway. Lounge with French doors out to the communal gardens, 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.



ROOM DESCRIPTIONS

ABOUT ROSEACRE GARDENS

Roseacre Gardens is an over 55's residential area situated in a quiet cul-de-sac. Regular Social Activities include: coffee morning, bridge, bingo, whist, exercise group, scrabble, quiz afternoon, movie evening, and coach trips, organised by residents and scheme manager. Both cats & dogs are generally accepted (with discretion)

COMMUNAL ENTRANCE HALL

Security entry door. Lift to all floors, scheme managers office. Residents lounge. The library is on the top floor.

APARTMENT ENTRANCE

Security intercom handset. Airing cupboard. Adjacent to the main entrance lobby for convenience.

LIVING ROOM

French doors leading out to the garden and patio. Large picture window with a beautiful south facing aspect.

KITCHEN

A range of white wall and base units, integrated oven, inset hob and extractor space for a fridge.

BEDROOM

Window to south facing aspect. Large fitted wardrobe and further storage.

SHOWER ROOM

Three piece shower room with easy access double shower cubicle. Low level w/c and pedestal sink. Extractor fan, wall mounted heater and part tiled walls.

COMMUNAL GARDENS

Gorgeous well maintained gardens with seating areas and mature beds.

PARKING ARRANGEMENTS

Unrestricted residents and visitors parking.

LEASE INFORMATION

New Lease granted in 2021 of 154 Years
Service Charge: £275.47 Per month.
Ground rent: Zero.

COUNCIL TAX BAND B

£1,698.78

ABOUT PANSHANGER

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		73
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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