



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

- CHAIN FREE
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- AGE 55 AND OVER RETIREMENT PROPERTY
- COMMUNITY LIVING
- SCHEME MANAGER
- REGULAR ORGANISED SOCIAL EVENTS
- EXTENDED LEASE UPON COMPLETION



PROPERTY DESCRIPTION

CHAIN FREE** **GROUND FLOOR WITH GARDEN ACCESS* Fantastic opportunity to acquire this well presented TWO bedroom , SOUTH EASTERLY 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. Benefit of a fitted wardrobe in the main double 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 is C. A must to view to appreciate the wonderful Roseacre community and lifestyle.



ROOM DESCRIPTIONS

ACCOMMODATION

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). There is a communal lounge, library and washing machines available in the communal wash room.

COMMUNAL ENTRANCE

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

APARTMENT ENTRANCE

New security intercom handset. Airing cupboard.

LIVING ROOM

Glass French doors leading out to the garden and private patio.

KITCHEN

A range of wall and base units, space for fridge/freezer, washing machine and dishwasher.

BEDROOM ONE

Large fitted wardrobe and space for a double bed.

BEDROOM TWO

SHOWER ROOM

Three piece shower room . Large double walk in shower with seat. Heated towel rail for comfort. Low level w/c, sink with vanity.

COMMUNAL GARDENS

Gorgeous well maintained gardens with seating areas and mature beds.

LEASE INFORMATION

Lease: 62 years remaining, Although the lease is currently being renewed by the vendors to in excess of 150 years and will be finalised for completion.

Service Charge: £315.61 Per month

Ground Rent: included in service charge

ABOUT PANSHANGER

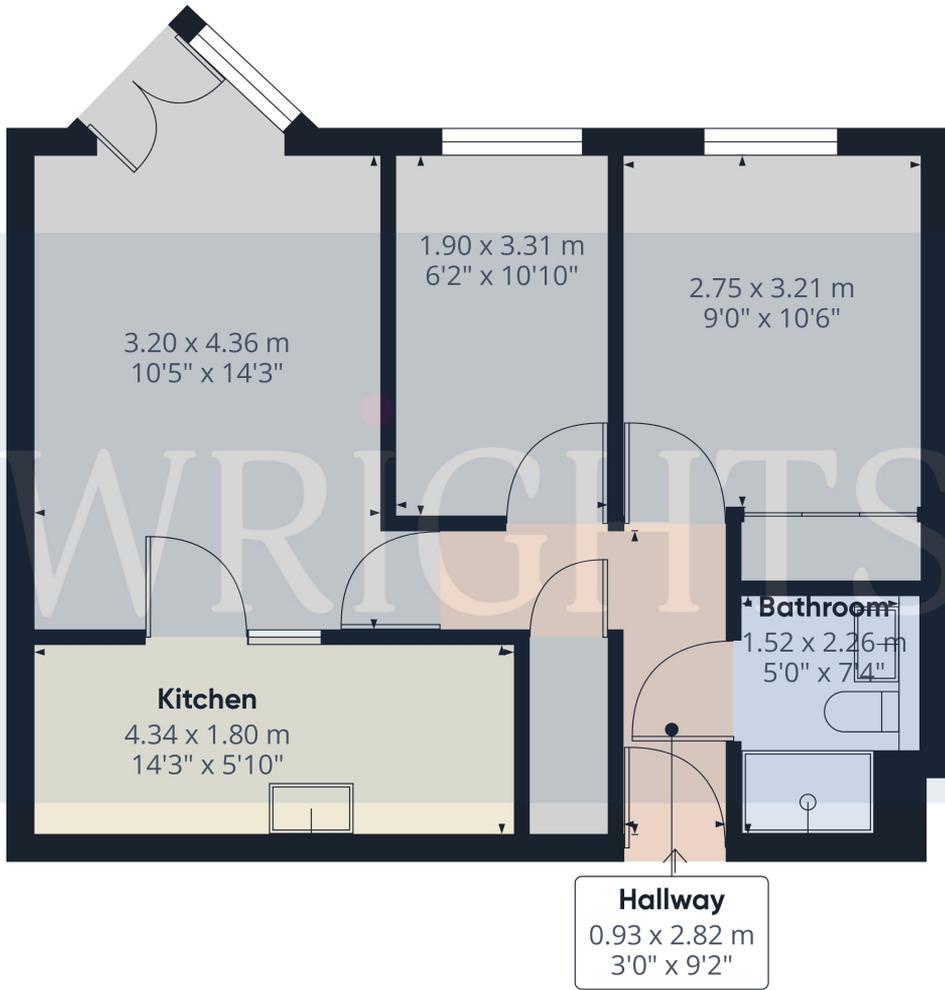
Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953 Panshanger Park is presently 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.

BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



FLOORPLAN & EPC



Approximate total area⁽¹⁾
48.85 m²
525.81 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 76 |
| (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 | |

Welwyn Garden City
36, Stonehills, Welwyn Garden City, AL8 6PD
01707 332211
wgc@wrightsof.com