



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

- 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



PROPERTY DESCRIPTION

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.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL ENTRANCE

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

APARTMENT ENTRANCE

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

KITCHEN

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

LIVING ROOM

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

BEDROOM ONE

Large spacious double bedroom with built in cupboards . Window aspect

BEDROOM TWO

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

SHOWER ROOM

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

LEASE INFORMATION

New Lease granted in 2021 for 184 YEARS
Service charge: £315.04 per month.
Ground Rent: Included within the service charge.

ABOUT PANSHANGER

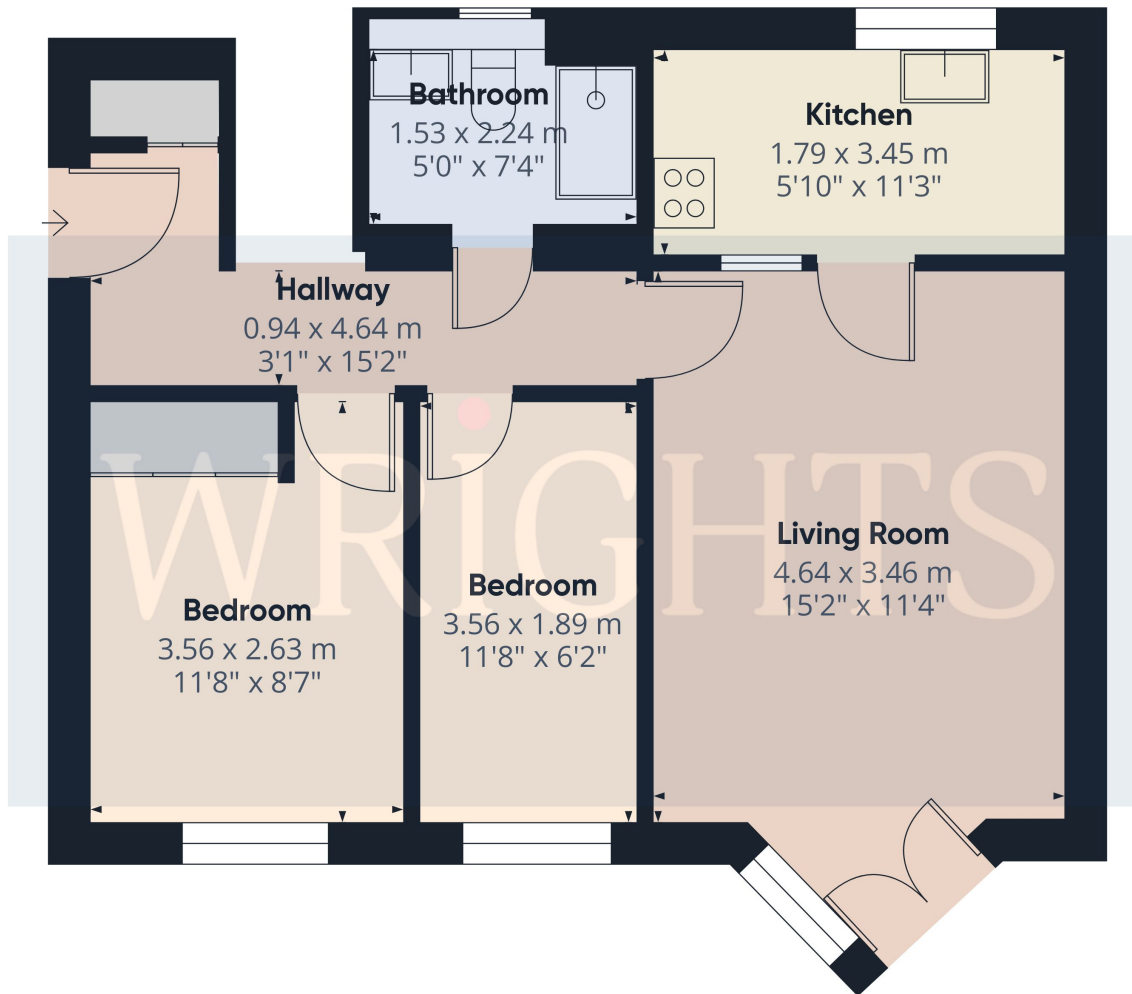
Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953 Panshanger Park is presently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



FLOORPLAN & EPC

WRIGHTS



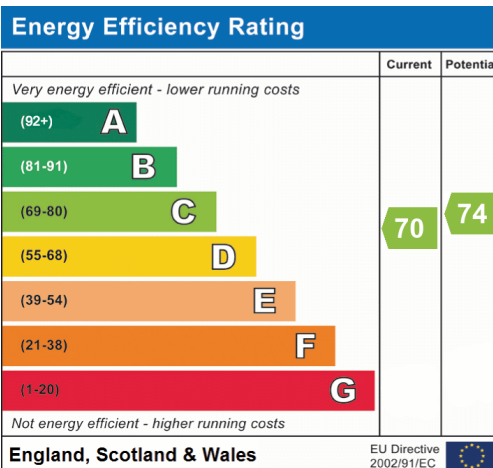
WRIGHTS

Approximate total area[®]
43.27 m²
465.76 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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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