



WRIGHTS

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

£210,000 - Leasehold

### Property Summary

**\*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.

### Features

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





## 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

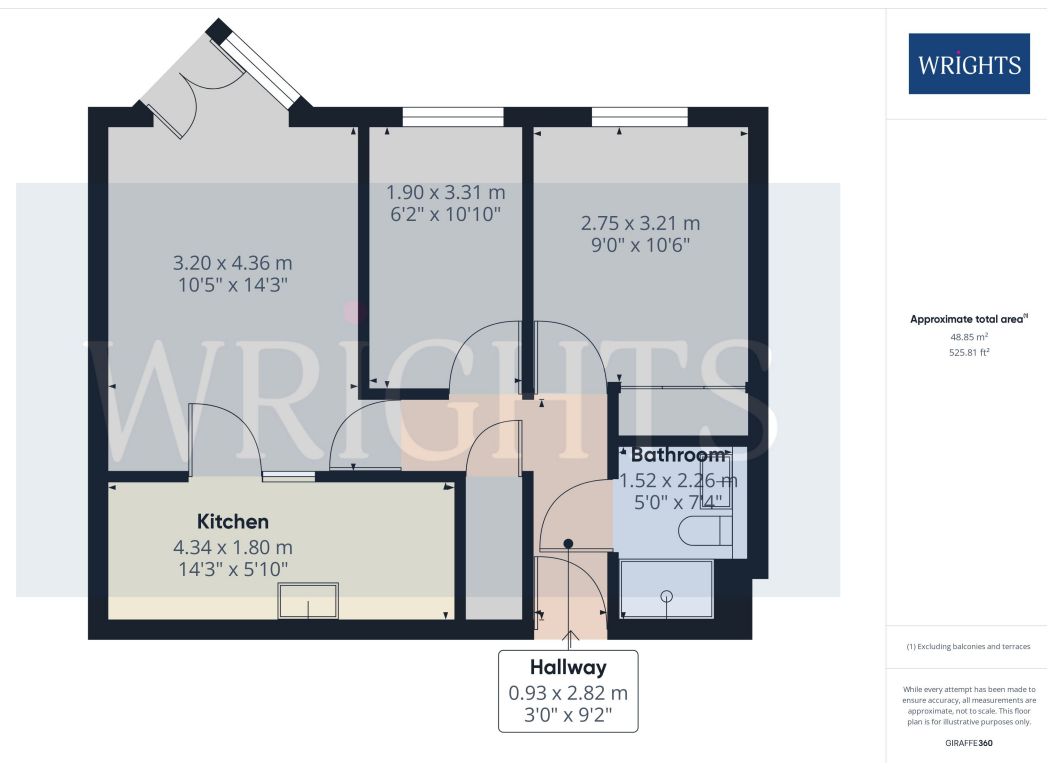
Lease: 62 years remaining

Service Charge: £315.61 Per month

Ground Rent: included in service charge

#### COUNCIL TAX BAND C

£1 941.47



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	