



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

- FIRST FLOOR (TOP FLOOR)
- STAIR LIFT ACCESS
- VIEWS OVERLOOKING THE PLAY PARK
- GARDEN SIDE OF THE DEVELOPMENT
- EXTENDED LEASE AND LOW CHARGES
- CHAIN FREE
- TWO BEDROOMS
- EASY ACCESS SHOWER ROOM
- REGULAR ORGANISED SOCIAL EVENTS
- SCHEME MANAGER



PROPERTY DESCRIPTION

****CHAIN FREE** 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. Well presented throughout and has the benefit of a separate kitchen and wet room. Generous storage off the hallway PLUS LOFT ACCESS. Lounge with French doors out to the Moneyhole Playing fields, 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

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

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

APARTMENT ENTRANCE

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

LIVING ROOM

KITCHEN

A large range of wall and base units, fridge/freezer and cooker to remain. Window to rear elevation.

BEDROOM ONE

Fitted wardrobes. Window to front elevation.

BEDROOM TWO

Window to front elevation.

SHOWER ROOM

Three piece shower room with easy access double shower cubicle with hand rail. Low level w/c, sink with vanity. Window for ventilation.

COMMUNAL GARDENS

Gorgeous well maintained gardens with seating areas and mature beds. Unrestricted residents parking and visitor parking.

LEASE INFORMATION

New Lease granted in 2021 of 154 Years
Service Charge: £315.61. Per month.
Ground rent: Included within the service charge.

COUNCIL TAX BAND C

£1,941.47

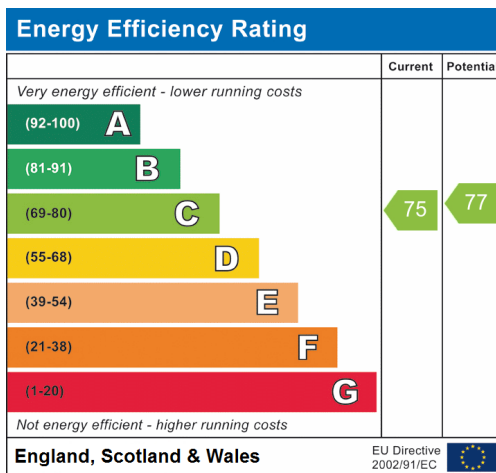
ABOUT PANSHANGER

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



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