



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

- CHAIN FREE
- GROUND FLOOR PLOT WITH GARDEN ACCESS
- EXTENDED LEASE
- SOCIALE EVENTS AND A COMMUNITY FOR THE OVER 55'S

- CONVENIENT LOCATION CLOSE TO SHOPS AND PARKLAND WALKS
- BUS STOP CLOSE TO THE SITE
- MANNICURED SERVICED GARDENS
- PANSHANGER LOCATION



PROPERTY DESCRIPTION

****CHAIN FREE GROUND FLOOR RETIREMENT MAISONETTE WITH DIRECT GARDEN ACCESS**EXTENDED LEASE**** A wonderful opportunity to acquire this TWO BEDROOM property within the popular Roseacre Gardens retirement complex. The property has its OWN PRIVATE FRONT DOOR which opens off a quiet courtyard garden. This truly is an exciting opportunity. There are parkland views to enjoy as well as the pretty gardens within the development to enjoy which are kept to a high standard. On site manager and regular organised social events. Roseacre Gardens is conveniently located near to the Panshanger shops and Morrisons. For convenience, there is a bus stop adjacent to the development with regular buses to the town centre. 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 complex situated in a quiet location. It includes a communal lounge, laundry facilities, library, overnight guest room, residents and visitor parking and an on site scheme manager. Events and activities are organised by the residents and scheme manager including coffee morning, weekly supermarket trips, bingo, bridge and coach excursions.

APARTMENT ENTRANCE

A large hallway accessed off the secure communal entrance. Storage cupboard plus airing cupboard.

LIVING ROOM

A cosy and bright room which features a bay window with French Doors to the garden area.

KITCHEN

A large kitchen with a range of wall and base units. Space for freestanding appliances and window to the garden aspect.

BEDROOM ONE

Window to the garden elevation- fitted wardrobe with sliding doors.

BEDROOM TWO

Used as a dining room, window to the garden aspect.

BATHROOM

A three piece suite with an adapted bath providing door access. window for ventilation and chrome heated towel rail.

COMMUNAL GARDENS

Gorgeous well maintained gardens with seating areas and mature beds. Seasonal planting and trees.

PARKING ARRANGEMENTS

Unrestricted residents and visitors parking.

MATERIAL INFORMATION

Lease: 151 Years remaining.

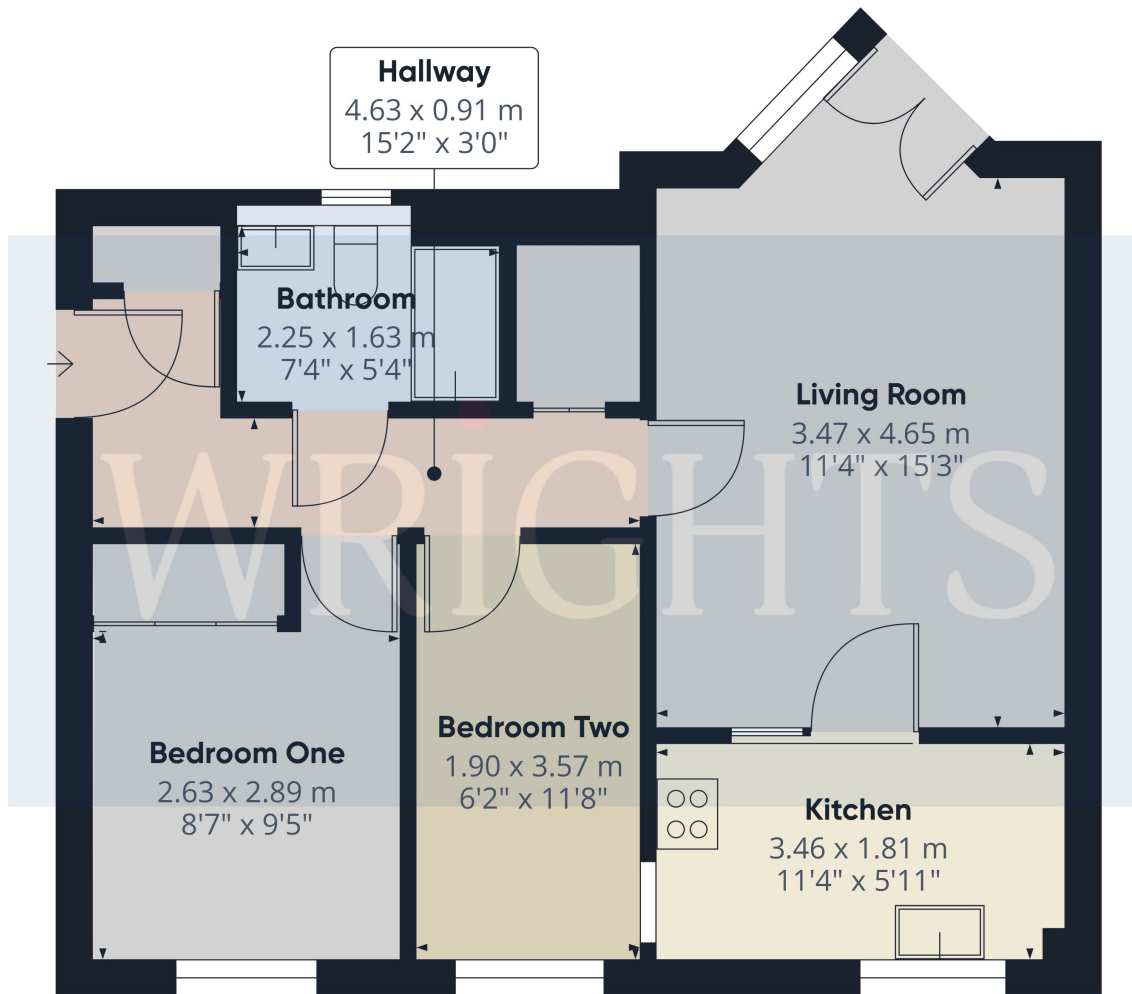
Service Charge: £315.61 Per month, includes buildings insurance.

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.



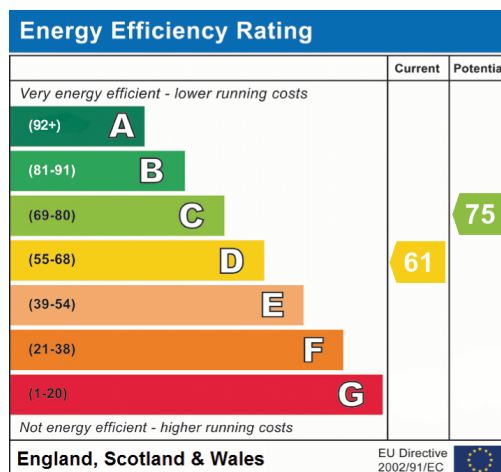


Approximate total area^m
50.5 m²
544 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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