



## 31 Roseacre Gardens, Welwyn Garden City, Hertfordshire, AL7 2RH

- CHAIN FREE
- EXTENDED LEASE
- GROUND FLOOR RETIREMENT APARTMENT
- STORAGE CUPBOARD
- ORGANISED SOCIAL EVENTS
- LANDSCAPED COMMUNAL GARDENS TO ENJOY
- DIRECT PRIVATE ACCESS TO THE FRONT
- RECENTLY PAINTED





## PROPERTY DESCRIPTION

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**\*\*GROUND FLOOR WITH DIRECT PERSONAL ACCESS FROM THE DRIVEWAY\*\*CHAIN FREE\*\* EXTENDED LEASE\*\*** A fantastic opportunity to acquire this well presented FRESHLY DECORATED one bedroom, RETIREMENT flat for the over 55's tucked away in a quiet spot. One of the best positions in the main block with level access adjacent to the main entrance and close to the residents lounge. Well presented throughout and has the benefit of fitted wardrobes to the bedroom. Generous storage off the hallway. Lounge with bay window, 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. A must view property to appreciate the wonderful Roseacre community and lifestyle.





## ROOM DESCRIPTIONS

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### 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)

#### COMMUNAL ENTRANCE HALL

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

#### APARTMENT ENTRANCE

Security intercom handset. Airing cupboard, storage heater.

#### LIVING ROOM

French doors providing level access leading out to the car park. Large bay window flooding the room with light electric fire place and surround to remain. New storage heater, small drop leaf table.

#### KITCHEN

A range of wall and base units, new electric oven and hob, fridge/ freezer to remain.

#### BEDROOM

Window to front aspect. Large fitted wardrobe with sliding doors. New storage heater.

#### SHOWER ROOM

Three piece shower room with easy access double shower cubicle. Close coupled, raised height w/c. and vanity unit with wash hand basin and cupboard under. Extractor fan, wall mounted heated towel rail and part tiled walls.

### COMMUNAL GARDENS

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

### LEASE INFORMATION

New Lease granted in 2021 of 154 Years

Service Charge: £238.27 Per month.

Ground rent: Included within the service charge.

### COUNCIL TAX BAND B

£1,698.78

### ABOUT PANSHANGER

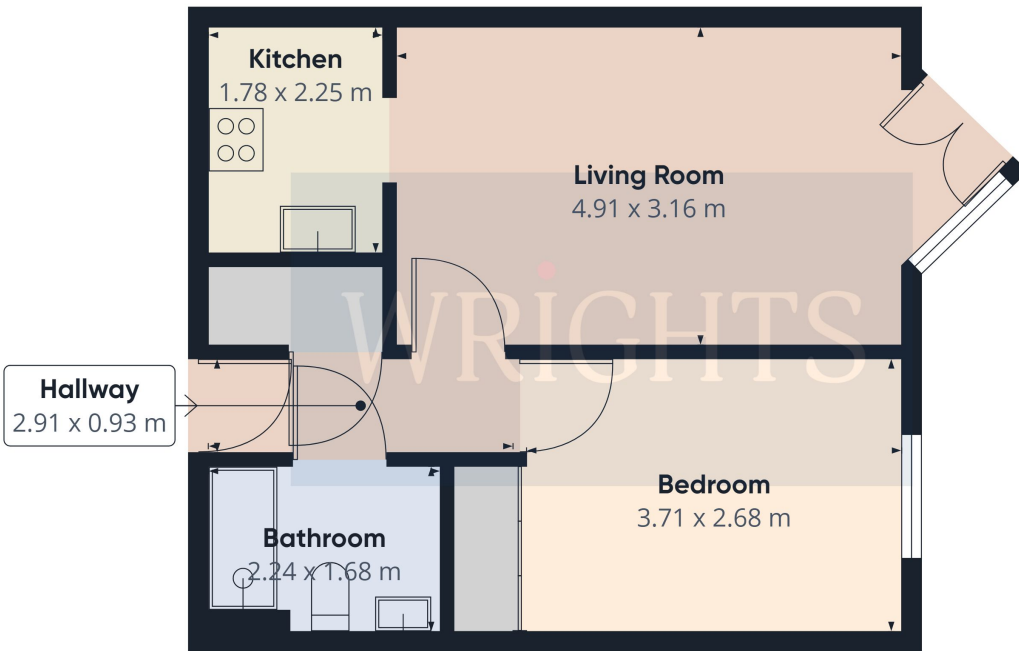
Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953. Panshanger Park is presently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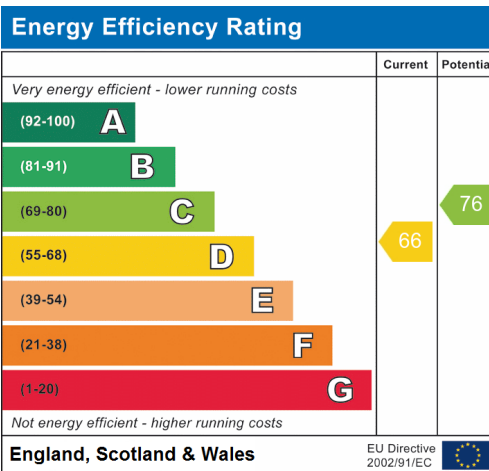


Approximate total area<sup>(1)</sup>  
39.79 m<sup>2</sup>

(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



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