



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

- CHAIN FREE
- BEAUTIFULLY REFURBISHED
- REFITTED KITCHEN WITH QUARTZ WORKTOPS
- TWO DOUBLE BEDROOMS BOTH WITH BESPOKE WARDROBES
- UPGRADED WALK IN SHOWER ROOM
- MAISONETTE WITH OWN FRONT DOOR
- STAIRLIFT
- EXCLUSIVE RETIREMENT DEVELOPMENT
- CLOSE TO PANSHANGER SHOPS AND MORRISONS
- EASY COMMUTE TO THE TOWN CENTRE WITH REGULAR BUSES



PROPERTY DESCRIPTION

****CHAIN FREE AND BEAUTIFULLY REFURBISHED** EXTENDED LEASE!** A wonderful opportunity to acquire this **TWO BEDROOM**, dual aspect, first floor **MAISONETTE** within the popular Roseacre Gardens retirement complex. The property has its **OWN PRIVATE FRONT DOOR** which opens off a quiet courtyard and features **STAIR LIFT** access. Beautifully maintained, the property features a **NEWLY FITTED KITCHEN WITH SLEEK UNITS AND QUARTZ WORKTOPS**, a **REFURBISHED WALK IN SHOWER ROOM** and **BESPOKE FITTED WARDROBES TO BOTH BEDROOMS**. This truly is an exciting turn key opportunity. There are parkland views to enjoy as well as the pretty gardens below to enjoy. Communal areas 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

Own front door with stairs and stairlift leading to first floor.

LANDING

All rooms leading off, loft access.

LIVING ROOM

A cosy and bright room with a dual aspect bay window with French Doors to the Juliette balcony which overlooks the Moneyhole park.

KITCHEN

Refitted with sleek white gloss wall and base units, finished with quartz worktops. Space for a freestanding cooker, washing machine and fridge/freezer which could be included in the sale. Tiled splash backs, window for ventilation and light.

BEDROOM ONE

A spacious room which features wall to wall fitted wardrobes and a bespoke chest of drawers to match. Window to the rear elevation.

BEDROOM TWO

Featuring a bespoke triple wardrobe and window to the rear elevation.

SHOWER ROOM

A tastefully refurbished room with a fully tiled finish. For convenience, there is a double walk in shower with grab rails, vanity unit and low level w/c. There is a large airing cupboard, Chrome heated towel rail for comfort and extractor for ventilation.

COMMUNAL GARDENS

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

PARKING ARRANGEMENTS

Unrestricted residents and visitors parking.

LEASE INFORMATION

Lease: 152 Years remaining.

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

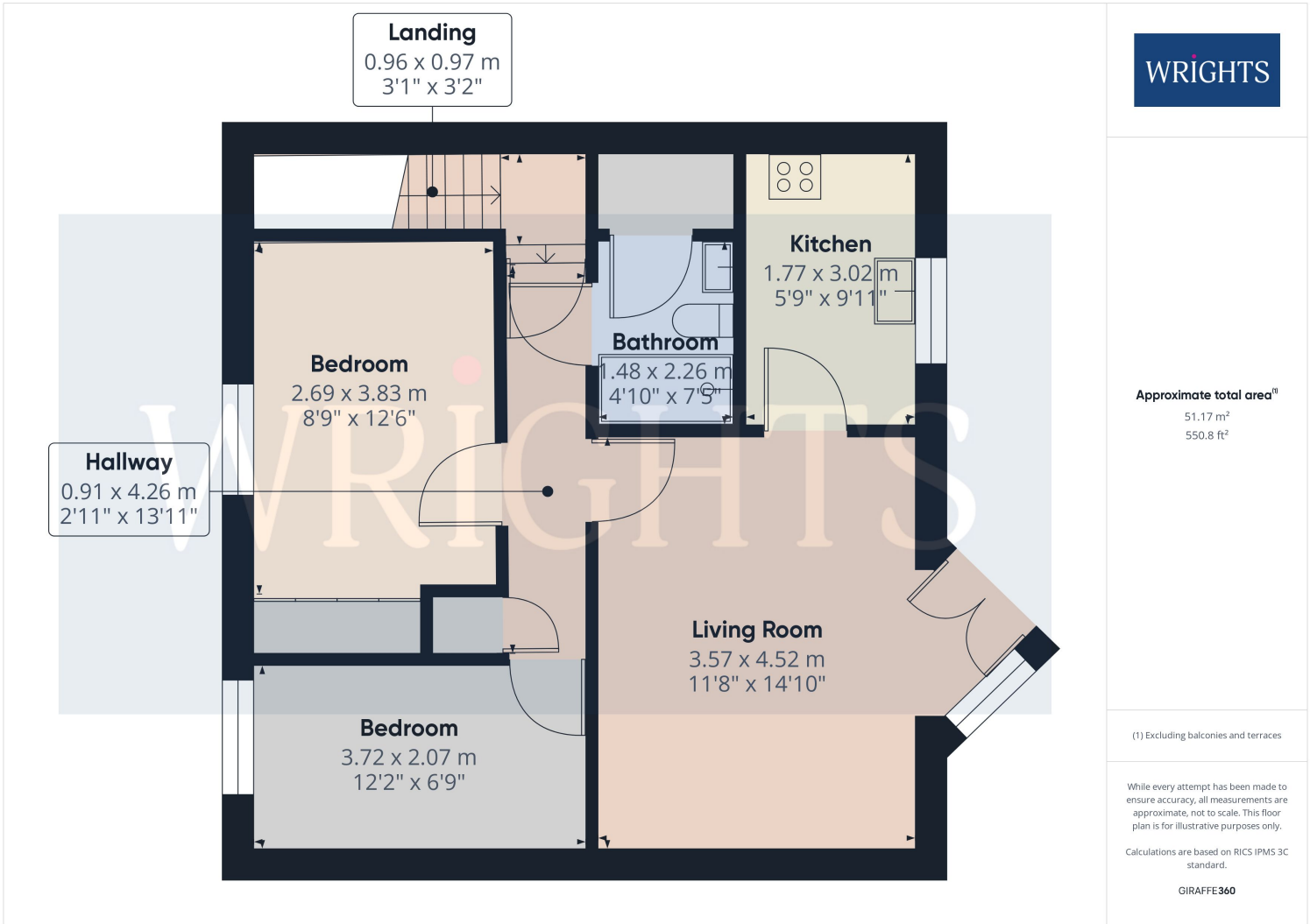
Ground Rent: included in service charge.

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.



FLOORPLAN & EPC



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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