



WRIGHTS

# 24 Rosanne House, Bridge Road, Welwyn Garden City, Hertfordshire, AL8 6DE

- Town Centre Location
- Prestigious Development
- Two Bedroom Apartment
- Master Bedroom With En-Suite
- Modern Fitted Kitchen
- Open Plan Lounge Kitchen Diner
- Top Floor Location
- Allocated Underground Parking
- Overlooking The Campus
- Chain Free



## PROPERTY DESCRIPTION

Situated in an enviable town centre location, we are pleased to present this top floor, two bedroom, two bathroom recently decorated apartment. The property consists of a generous hallway with space for shoes and coats, a large open plan lounge kitchen diner with modern fitted appliances, all bathed in plenty of natural light from the large windows. There is also the added bonus of an additional storage cupboard. The master bedroom has built in storage and an impressive en-suite with a shower, basin and w/c. There is a second double bedroom with built in storage and a family bathroom with a shower over the bath, basin and w/c.

The building has a secure and welcoming lobby with access to the stairs and lifts to all floors. The apartment comes with an allocated underground parking space, with additional visitor parking bays on site. Viewings are highly recommended.



## ROOM DESCRIPTIONS

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### Welcome To Rosanne House

This well presented two bedroom, two bathroom, top floor apartment is situated within the heart of the town centre and is ideal for buyers looking to be close to the mainline train station into London or and investment opportunity. Having recently been redecorated, you can move straight in and unpack. The modern open plan lounge kitchen diner is great for relaxing or entertaining, benefiting from integrated appliances and plenty of natural light from the large, well placed windows. The master bedroom had built in storage and a convenient en-suite consisting of a shower, basin and w/c. The second bedroom also has built in storage or could be used as an office. The family bathroom has a shower over the bath, basin and w/c. All of the windows overlook the greenery of The Campus roundabout. The building has a secure, well presented and maintained lobby with access to the stairs and lifts that service all floors. The underground carpark has your allocated space - with additional visitor bays located on site. Viewings on this property are highly recommended.

### About The West Side

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualised as a harmonious blend of urban conveniences and rural tranquillity, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. Home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.

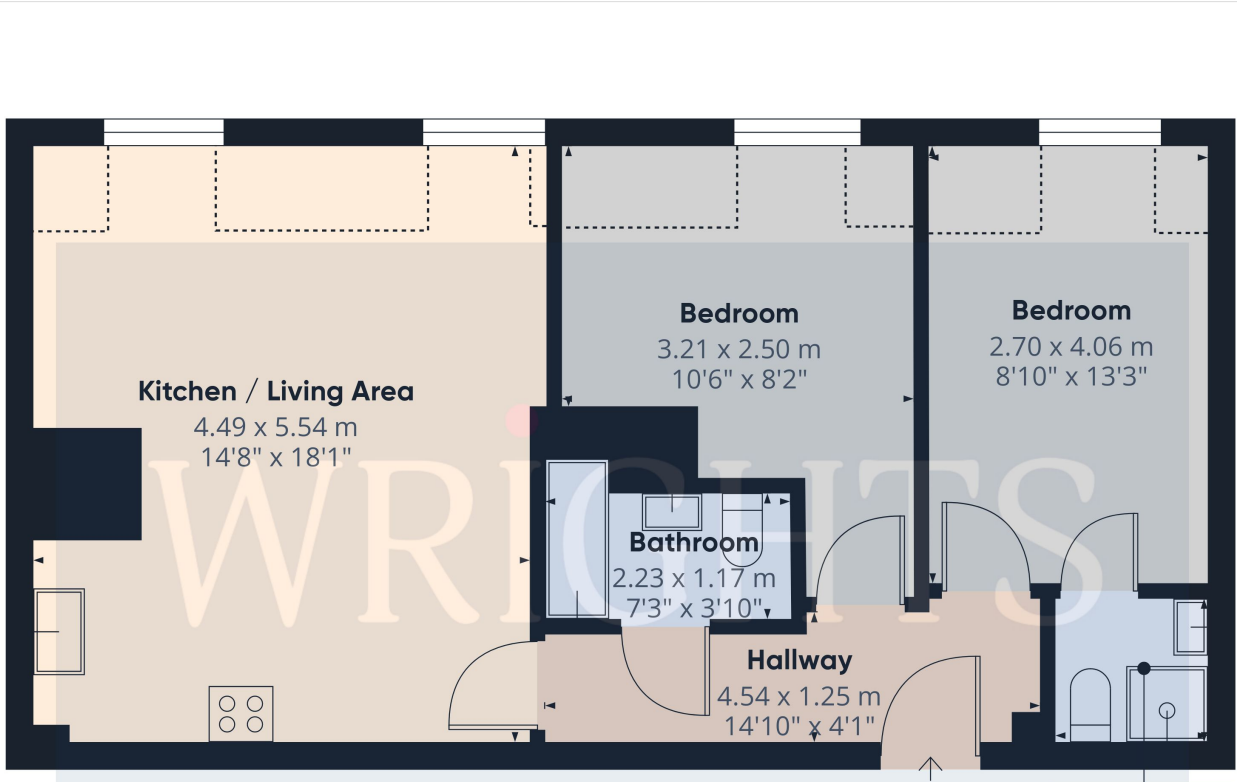
### Material Information

This property is leasehold with a share of the freehold.  
Lease Remaining - 981 years  
Annual Service Charge - £5118.53  
Tax Band - D - £2405.28

### Buyer Information

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.





**Approximate total area<sup>m</sup>**  
57.2 m<sup>2</sup>  
616 ft<sup>2</sup>

**Reduced headroom**  
4.8 m<sup>2</sup>  
51 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>82</b>	<b>82</b>
(69-80)	<b>C</b>		
(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	

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