



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

£220,000 - Leasehold

**Property Summary**

**\*\*CHAIN FREE AND BEAUTIFULLY REFURBISHED\*\* EXTENDED LEASE!** A wonderful opportunity to acquire this TWO BEDROOM ground floor apartment within the popular Roseacre Gardens retirement complex . The property has its OWN PRIVATE FRONT DOOR which opens off a quiet communal entrance hall . Beautifully maintained, the property features a well appointed kitchen bigger than the average kitchen , a WALK IN SHOWER ROOM and FITTED WARDROBE to bedroom one. 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. A must view property to appreciate the wonderful Roseacre community and lifestyle. Energy Rating C.

**Features**

- TWO BEDROOM APARTMENT
- OVER 55'S
- GROUND FLOOR APARTMENT
- EXCELLENT CONDITION THROUGHOUT
- RESIDENTS LOUNGE
- CHAIN FREE
- SHOWER ROOM
- RETIREMENT APARTMENT

## 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 off communal entrance hall.

### LIVING ROOM

A cosy and bright room with French Doors to the garden outside which is a very private area surround by hedges.

### KITCHEN

Well appointed kitchen with space for a freestanding cooker, washing machine and fridge/freezer which could be included in the sale. Tiled splash backs,

### BEDROOM ONE

Large aspect window providing plenty of natural light with built in cupboard.

### BEDROOM TWO

Second bedroom can also be utilised as a dining room shown in this property or a dressing room.

### SHOWER ROOM

Tastefully decorated shower 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. Chrome heated towel rail for comfort and extractor for ventilation.

### COMMUNAL GARDENS

Gorgeous well maintained gardens with seating areas and mature beds.

### PARKING ARRANGEMENTS

Unrestricted residents and visitors parking.

### COUNCIL TAX C

£2, 074

### LEASE INFORMATION

Extended lease: 150 years

Service charge: £315.61 per month

Ground Rent: included in the 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.

