



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

- CHAIN FREE
- EXCLUSIVE DEVELOPMENT FOR THE OVER 55'S
- TOP FLOOR WITH LIFT
- SOUTH FACING PLOT WITH JULIETTE BALCONY
- RESIDENTS LOUNGE AND LIBRARY
- ORGANISED SOCIAL EVENTS
- PARKING
- EXTENDED LEASE AND LOW CHARGES



## PROPERTY DESCRIPTION

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**\*\*CHAIN FREE\*\* EXTENDED LEASE\*\*** A fantastic opportunity to acquire this one bedroom, SOUTH FACING TOP FLOOR RETIREMENT flat for the over 55's tucked away in a quiet spot. Positioned in the main block with LIFT ACCESS to all floors. Immaculately presented throughout and has the benefit of fitted wardrobes to the living area. Generous storage off the hallway. Lounge with French doors out to Juliet balcony, 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. Energy rating C. 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.

#### APARTMENT ENTRANCE

Security intercom handset. Airing cupboard.

#### LIVING ROOM

French doors with Juliette balcony and large picture window with a beautiful south facing aspect.

#### KITCHEN

A range of wall and base units, electric cooker and fridge.

#### BEDROOM

Window to south facing aspect. Large fitted wardrobe.

#### SHOWER ROOM

Three piece shower room with easy access double shower cubicle. Low level w/c and pedestal sink. Extractor fan, wall mounted heater and part tiled walls

### COMMUNAL GARDENS

Gorgeous well maintained gardens with seating areas and mature beds.

### 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



**Approximate total area<sup>(1)</sup>**  
40.62 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**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	79
(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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