



2 bedrooms



2 bathrooms



1 reception



No Garden



Allocated



EPC Band B

Leasehold

Council Tax Band:

D £2,291.70 (2025-2026)

Local Authority:

Welwyn Hatfield Borough Council





A uniquely spacious, beautiful, bright 2-bedroom apartment in a superb central Welwyn Garden City location.

### Description

Not to be missed, this exceptional apartment with large double-glazed sash windows is very well presented and offers wonderfully large, bright rooms. Both bedrooms benefit from fitted wardrobes and the largest boasts a superb, fully-tiled, modern shower room. The remarkably spacious kitchen/living/dining area is beautifully bright and provides a fantastic, sociable space for relaxing and entertaining. The quality, fitted kitchen has a useful breakfast bar, a range of cupboards, plenty of worktop space and integrated appliances. Happily, the property comes with secure underground parking. Leasehold: 999 years from 1/9/2008 Service Charge: £5142 (September 24 - August 25) Ground Rent: Peppercorn (£0)

### Location

Rosanne House, centrally located in Welwyn Garden City, is near the John Lewis store and offers easy access to town amenities including the rail station (London Kings Cross 25 mins). Close to major road links and Hatfield Galleria shopping centre.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

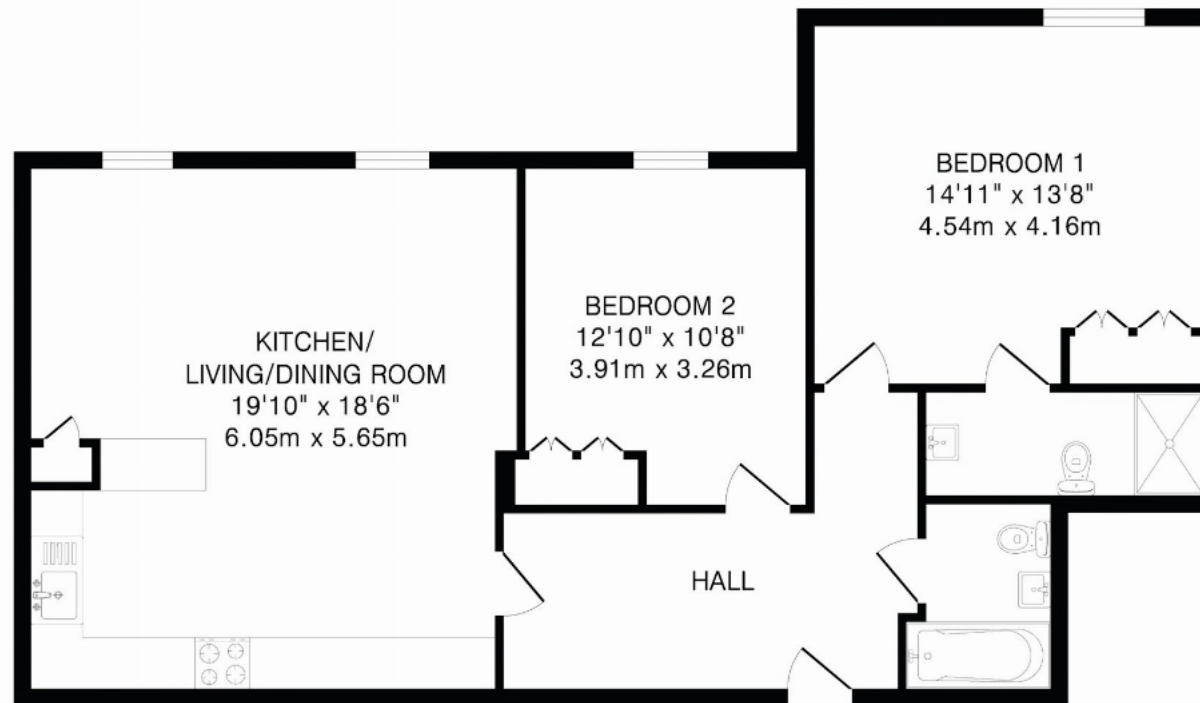












First Floor

TOTAL FLOOR AREA: 927 sq.ft.(86.0 sq.m)approx.  
 This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.