



2 Bedrooms



1 Bathroom



1 Reception



Communal Garden



Residents



EPC Band D

Leasehold

Council Tax Band:

C £2,037.07 (2025-2026)

Local Authority:

Welwyn Hatfield Borough Council



Well presented 2-bedroom ground floor retirement apartment with direct access to communal gardens, sold with no onward chain.

#### Description

Introducing a chain-free, refurbished two-bedroom ground-floor apartment in Roseacre Gardens, a popular retirement complex. Boasting an extended lease and immaculate interior, the property has a private front door, leading to a communal hall. Inside features a spacious kitchen, stylish walk-in shower, and fitted wardrobe in the main bedroom. Enjoy parkland views and lovely communal gardens, meticulously maintained. Roseacre Gardens, for over-55s, promotes independent living in a warm community, offering amenities like a communal lounge, library, laundry, guest suite, and on-site manager. Residents can partake in activities such as coffee mornings, supermarket trips, and coach excursions, ensuring an active lifestyle. Available to buyers aged 55+, this apartment offers a welcoming community. Leasehold from 24/06/1987 with 151 years remaining. Service Charge: £3,780.48 pa. No ground rent.

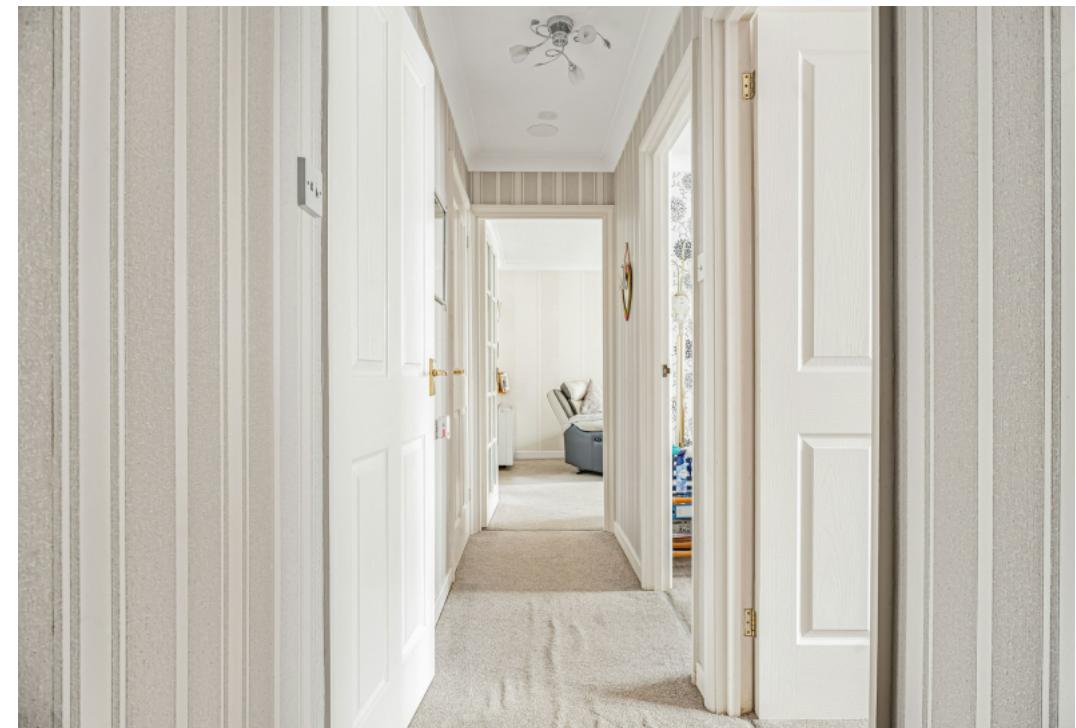
#### Location

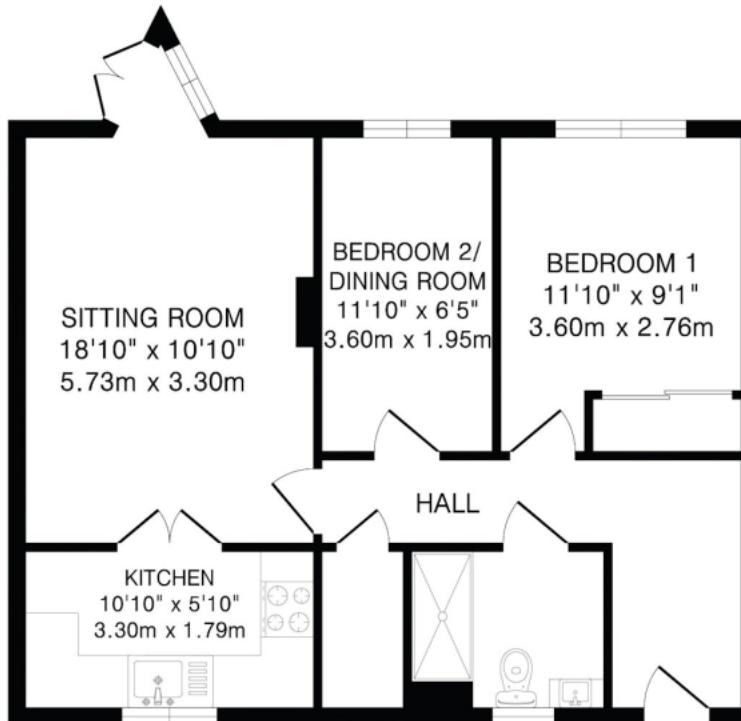
Roseacre Gardens is ideally located, moments from Panshanger's local shops, doctors surgery, and Morrisons. A convenient bus stop outside provides regular services to the town centre.



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.







Ground Floor

TOTAL FLOOR AREA: 584 sq.ft.(54.2 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.