



2 Bedrooms



1 Bathroom



1 Reception



Communal Gardens



Residents



EPC Band C

Leasehold (150 years remaining)

Service Charge:

£3,650.64 per annum

Council Tax Band:

C £2,138.03 (2026-2027)

Local Authority:

Welwyn Hatfield Borough Council



Superb 2-bedroom ground floor apartment for over-55s, with private entrance, modern interiors, and great access to amenities, shops, and Moneyhole Park.

Description

A beautifully presented two-bedroom ground floor retirement apartment, exclusively for the over-55s, with its own private entrance and an enviable position within the development, providing access to excellent on-site amenities. Finished to a high standard, the accommodation includes a generous living room, modern fitted kitchen, contemporary wet room with underfloor heating, and two spacious bedrooms. The development is ideally situated near the attractive open spaces of Moneyhole Park, with local shops and regular bus services all within easy reach. This is an excellent choice for those seeking a comfortable, low-maintenance lifestyle in a convenient location.

Location

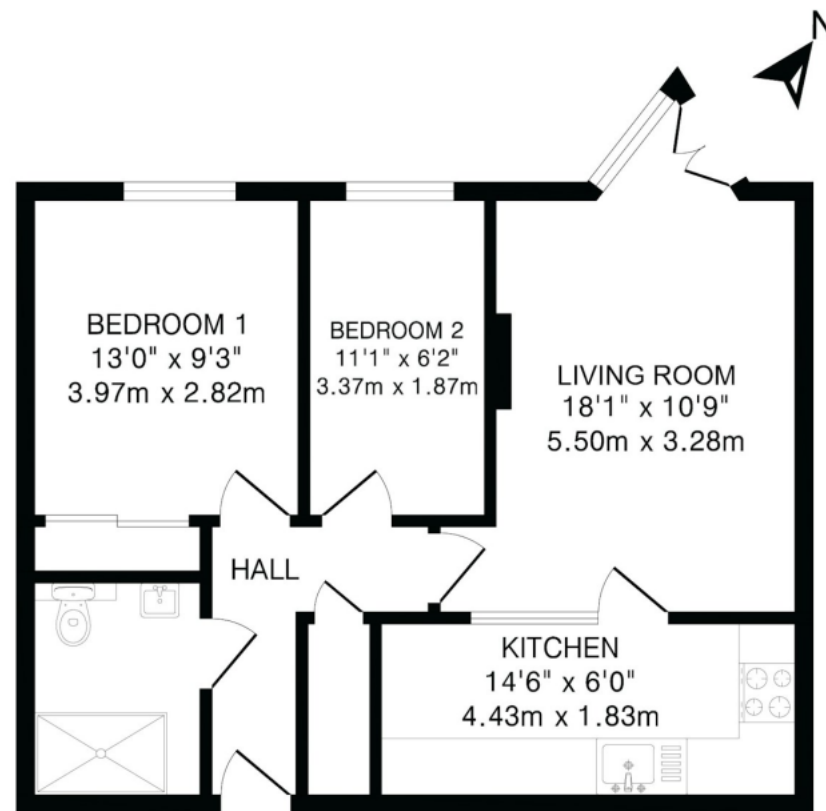
Roseacre Gardens is a well-established retirement development, offering a peaceful setting with excellent convenience.

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: 568 sq.ft.(52.7 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.