

 2 Bedrooms

 2 Bathrooms

 1 Reception

 Private Garden

 Underground

 EPC Band B

Leasehold (981 years remaining)

Council Tax Band:  
D £2,405.28 (2026-2027)

Local Authority:  
Welwyn Hatfield Borough Council





Situated in the heart of the town centre, this unique two bedroom ground floor apartment provides over 1200 sq ft of accommodation and benefits from a private garden, secure underground parking and no onward chain.

### Description

A truly unique and desirable apartment offering around 1,200 sq ft of beautifully presented accommodation in a quiet, secluded position within Rosanne House. The property has a versatile layout centred around a near 20ft dual-aspect living room, ideal for relaxing and entertaining. The modern fitted kitchen is equipped with integrated Neff appliances. The principal bedroom features a large en-suite shower room, while a second bedroom is served by a Jack & Jill bathroom. Secure gated underground parking with CCTV, and a private garden, add to the property's appeal. Offered with no onward chain, this apartment combines generous accommodation, excellent security, and private outdoor space in a sought-after development. Monthly service charge: £457.72 covers utilities, cleaning, maintenance, insurance, and administration. Includes water, electricity, communal cleaning, window cleaning, general repairs, lift and fire equipment maintenance, entrance gate, and insurance. Leasehold: 998 years from 1 September 2008.



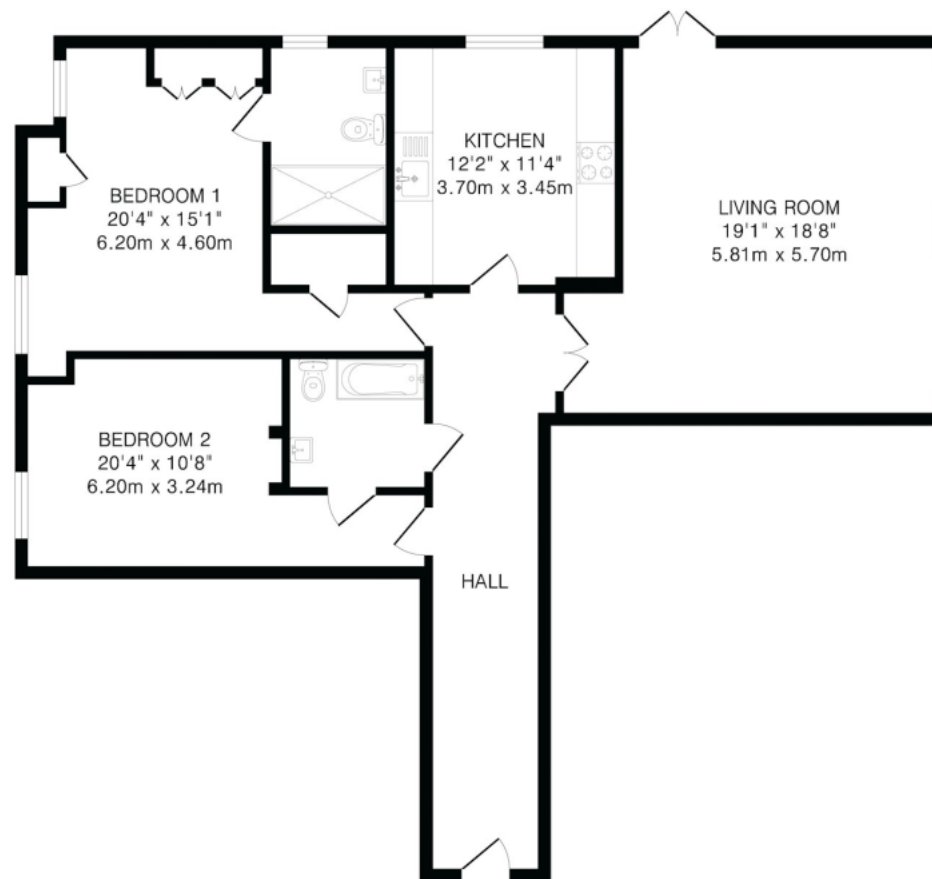
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for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











TOTAL FLOOR AREA: 1152 sq.ft.(107.0 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.