
 3 bedrooms

 2 bathrooms

 1 reception

 No Garden

 Allocated

 EPC Band B

Leasehold

Council Tax Band:  
D £2,184.15 (2024-2025)

Local Authority:  
Welwyn Hatfield Borough Council





A fantastic 3 double bedroom, 2 bathroom second floor apartment, close to amenities & transport links in the heart of the town centre. Being sold with no onward chain.

### Description

This second-floor apartment features well-balanced accommodation throughout and is located in a highly sought-after modern development in the heart of the town centre at the top of Parkway, perfectly positioned for both transport links and local amenities. The property comprises a welcoming entrance hall, a large open-plan living space with a stylish fitted kitchen and a range of integrated appliances. Two very spacious double bedrooms both feature built-in wardrobe space, with the principal boasting an en-suite shower room. A further third bedroom/study is extremely useful. An additional family bathroom with a modern three-piece suite serves all bedrooms. Additional benefits include secure gated underground parking, a lift service to all floors and no onward chain. Monthly service charge of £469 includes water and sewerage, electricity for the block, cleaning, window cleaning, landscaping, general repairs and maintenance, lift maintenance and testing, lift engineering insurance, door entry maintenance, fire equipment maintenance, fire equipment servicing, sewerage/storm pump, entrance gate maintenance, bank charges, building and estate insurance, directors and officers liability insurance, reserve fund contributions for long-term repairs, management fee, accounts fee, and company secretarial services. Leasehold: 998 years from 1 September 2008.

### Location

Rosanne House offers stunning views over the Campus at the end of



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.

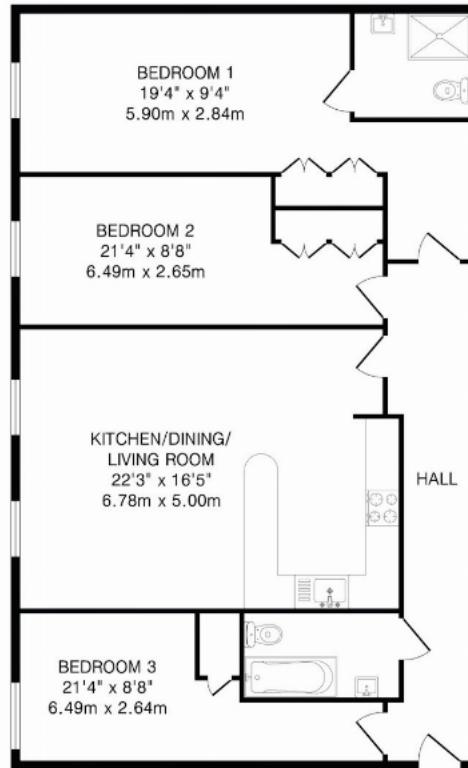












Second Floor  
1161 sq.ft.(107.8 sq.m)approx.

TOTAL FLOOR AREA: 1161 sq.ft.(107.8 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.