



2 Double Bedrooms



2 Bath/Shower Rooms



1 Reception Room



Secure Allocated
Underground Parking



No Garden



EPC Band B

Council Tax

Band D

- £2,291.70 2025-2026

Local Authority

Welwyn Hatfield Borough
Council

Leasehold: 999 years from
1/9/2008

Service Charge: £5142
(September 24 - August 25)

Ground Rent: Peppercorn (£0)

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Rosanne House, Bridge Road, Welwyn Garden City, AL8 6DE
Offers In Excess of £450,000 Leasehold

Rosanne House, Bridge Road, Welwyn Garden City, AL8 6DE

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

- 🏠 Large Apartment
- 🏠 Superb Central Welwyn Garden City Location
- 🏠 En-Suite to Main Bedroom
- 🏠 Fitted Wardrobes
- 🏠 Large Open Plan Kitchen/Living Room
- 🏠 Private Parking
- 🏠 Short Walk To John Lewis & Mainline Station

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.

Location

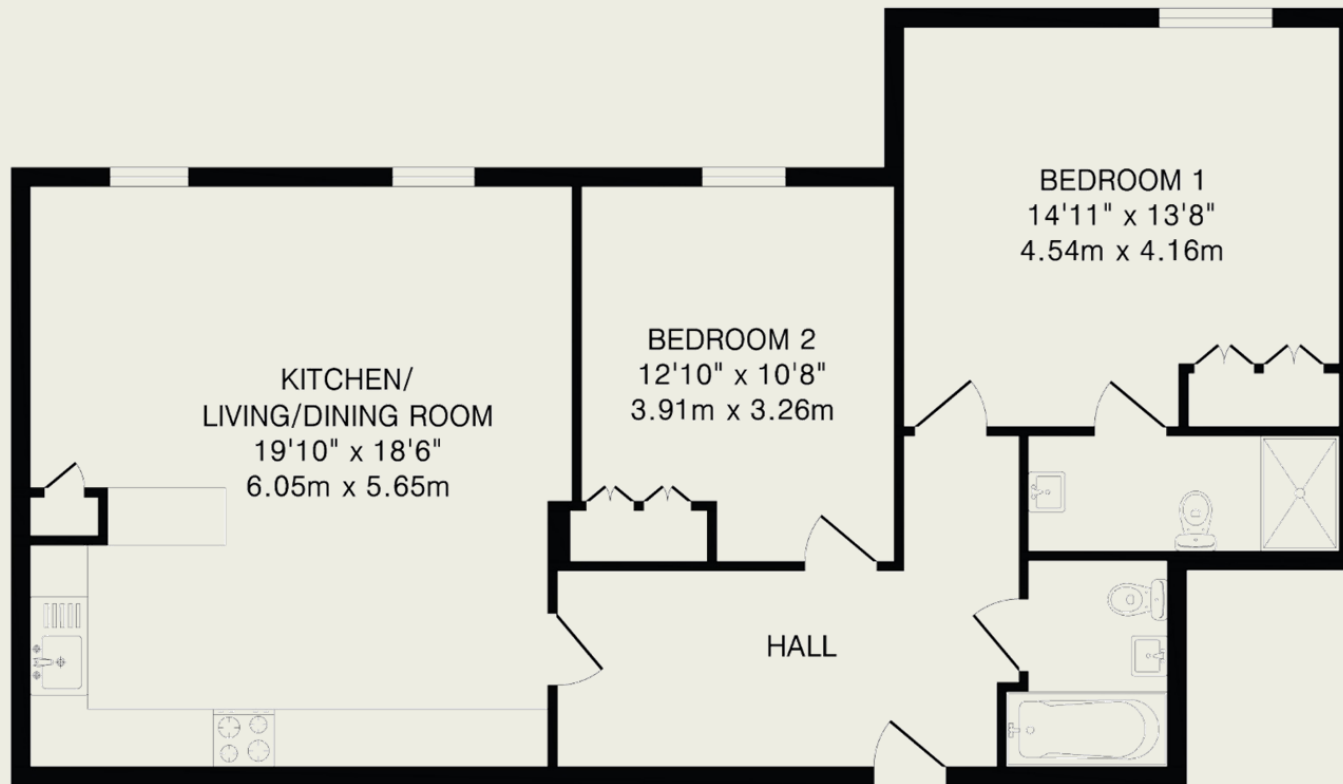
Rosanne House is located in the centre of Welwyn Garden City, just a stone's throw from the John Lewis department store. The property gives easy walking access to all of the town centre's amenities including Welwyn Garden's mainline rail station (London Kings Cross 25 minutes). Major road links and the popular Hatfield Galleria shopping centre are also close by.





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 2021 equated to £48.36 per referral.



First Floor

TOTAL FLOOR AREA: 927 sq.ft.(86.0 sq.m)approx.

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