

FOR SALE



Rosanne House, Bridge Road, Welwyn Garden City

OFFERS IN EXCESS OF £555,000

MARTIN&CO



Rosanne House, Bridge Road, Welwyn Garden City

Two Bedrooms, Two Bathrooms

OFFERS IN EXCESS OF £555,000

- **CHAIN FREE!**
- **Spacious Two Bedroom, Two Bathroom First Floor Apartment**
- **Town Centre Location close to John Lewis, Waitrose, and other retailers**
- **Secure Allocated Underground Parking**
- **Lifts to all floors**
- **Long Lease**
- **Video Entryphone System**
- **Attractive views over The Campus**

SUMMARY

This spacious first floor Apartment features excellent accommodation throughout and is conveniently situated at the top of Parkway in the Town Centre. The property comprises of an impressive entrance hall, large dual aspect lounge/diner and a fitted kitchen with a range of integrated appliances. There is a spacious double bedroom with built-in wardrobe/cupboard space, and ensuite shower room, and a further second bedroom which opens onto both the hallway and main bathroom. The property also includes secure gated underground parking, and lift service.



Welwyn Garden City Town Centre features **KITCHEN/DINER 12' 2" x 11' 4" (3.71m x 3.46m)** A bright and airy kitchen/diner featuring shops including John Lewis, Waitrose, tiled floor, radiator, a range of wood wall and Sainsburys, and other retailers, cafes and base cupboards, worktops with splashbacks, restaurants. The Train Station offers fast stainless steel sink with mixer tap, integrated services to London Kings Cross within 30 appliances including fridge-freezer, minutes. Viewing is highly recommended!! dishwasher, washing machine, electric NEFF oven and grill, hob with extractor hood over, plenty of cupboard space, double-glazed sash window to side aspect, smoke alarm, inset LED ceiling lights.

ENTRANCE HALL

Very spacious carpeted entrance hall leading into the property which comprises radiator, video entry-phone system, smoke alarm, inset LED ceiling lights.

LOUNGE/DINER 18' 10" x 17' 1" (5.74m x 5.22m) Large, bright and spacious carpeted dual aspect lounge, three radiators, three double-glazed sash windows to front aspect, smoke alarm, inset LED ceiling lights.



BEDROOM ONE 17' 4" x 12' 2" (5.30m x 3.71m) BEDROOM TWO 20' 1" x 9' 0" (6.13m x 2.75m) EXTERNAL SPACE

Carpeted large double bedroom, radiator, Carpet, radiator, double-glazed sash window double-glazed sash window to side aspect, to rear aspect, storage space with hanging rail, large built-in wardrobe/cupboard space, ceiling light. cupboard housing Worcester Boiler with additional storage space, two ceiling lights.

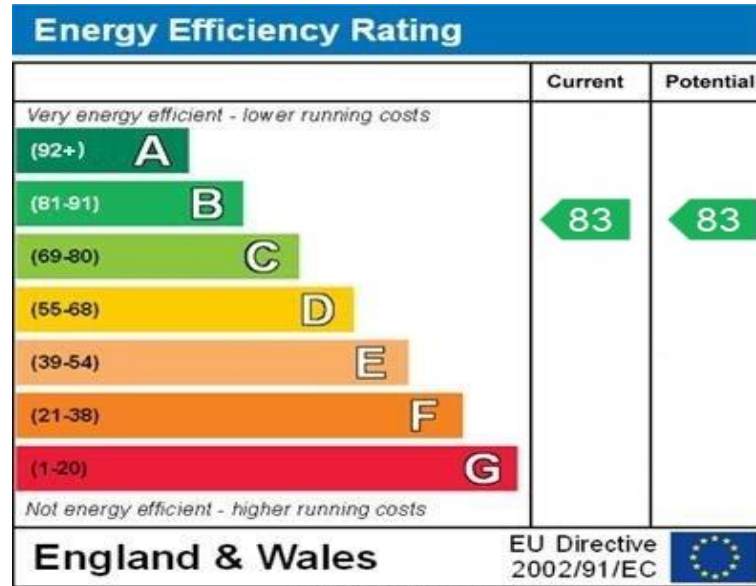
Secure parking, communal grounds.

Door leading to;

MAIN BATHROOM
Tiled floor, part-tiled walls, heated towel rail, white bathroom suite comprising panel enclosed bath with electric shower, shower screen, stainless steel mixer tap, low-level WC, countertop basin sink with silver mixer tap and cupboard underneath, mirror with light above, heated towel rail, fully extractor fan, inset LED ceiling lights, doors tiled double shower cubicle with rainfall leading to both bathroom and second shower, separate shower attachment, low-bedroom.

ENSUITE

Tiled floor, part-tiled walls, double-glazed obscured window to side aspect, countertop basin sink with stainless steel mixer tap and cupboard underneath, heated towel rail, fully tiled double shower cubicle with rainfall shower, separate shower attachment, low-level flush WC, extractor fan, inset LED ceiling lights.



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Approximate Gross Internal Area
109.6 sq m / 1,180 sq ft

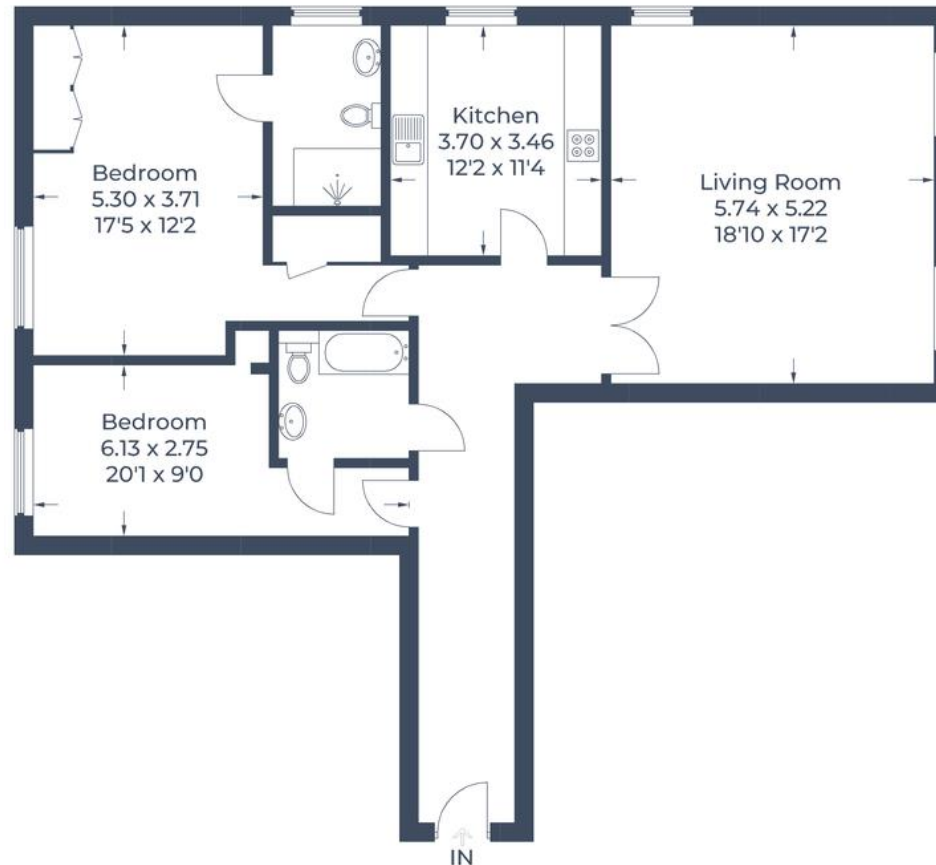


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