



**ABSOLUTE**  
PROPERTY

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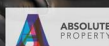
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**Rose Court Rosedale Way, Waltham Cross  
EN7 6EU**

**£190,000**

Retirement Flat Over 60's. Absolute Property are pleased to offer this one bedroom maisonette retirement apartment for the over 60's. The property benefits from its own front door, lounge/diner, modern kitchen, built in wardrobes, double glazing, communal gardens and comes with the added advantage of being chain free. Viewing is highly recommended to avoid disappointment.





**Rose Court Rosedale Way, Waltham Cross  
EN7 6EU**

**Entrance Hall**

Entry via private front door leading through to entrance hall. Stairs rising to first floor landing. Door to living/dining room.

**Living/Dining Room**

21'8 x 12'7 (6.60m x 3.84m)

Two uPVC double glazed windows to the front aspect. TV and power sockets. Electric storage heater. Storage cupboard. Ceiling coving. Door to hallway.

**Hallway**

Doors leading through to kitchen, bedroom, bathroom and airing cupboard. Access to loft via drop down hatch.

**Kitchen**

9'7 x 5'7 (2.92m x 1.70m)

A fully fitted kitchen with a range of eye and base level units with a ? worktop over, inset with a stainless sink unit with a chrome mixer taps and drainer to side. Built-in-oven with a hob and extractor. Space for a freestanding tall fridge/freezer. Space and plumbing for a freestanding washing machine. Electric heater. uPVC double glazed window to the rear aspect.

**Bedroom 1**

10 x 9'10 (3.05m x 3.00m)

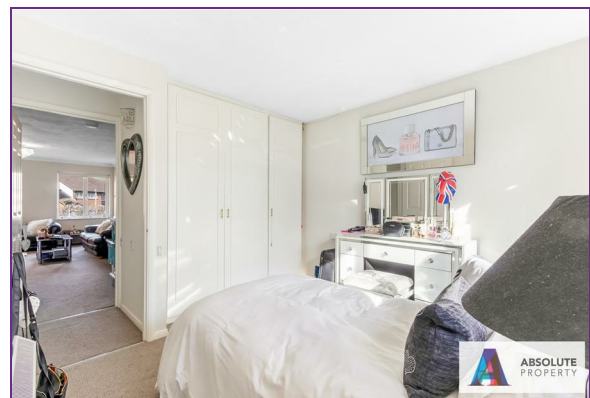
uPVC double glazed window to the rear aspect. Electric heater. Fitted wardrobes.

**Bathroom**

Comprising of a three piece suite with a low level WC. Vanity unit with wash hand basin. Bath with shower attachment. Heated towel rail. uPVC double glazed window with obscure glass to the side aspect.

**Exterior**

The property benefits from access to a communal garden with seating areas. The garden is mainly laid to lawn with various flower beds and shrubs to the borders.



| Energy Efficiency Rating  |           | Environmental Impact (CO <sub>2</sub> ) Rating   |           |
|---|-----------|--|-----------|
| Current   | Potential | Current  | Potential |
| 68  | 80        | 70   | 80        |
| <small>For more information on energy efficiency ratings, visit <a href="http://www.gov.uk/energy-efficiency">www.gov.uk/energy-efficiency</a>.</small> |           | <small>For more information on environmental impact ratings, visit <a href="http://www.gov.uk/environmental-impact">www.gov.uk/environmental-impact</a>.</small> |           |

