



**ABSOLUTE
PROPERTY**

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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.



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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)

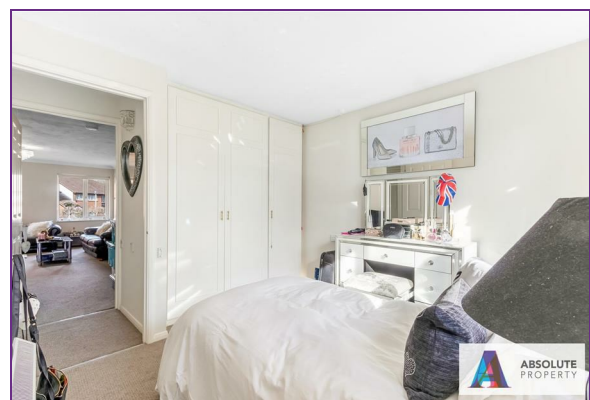
uPVC double glazed window to the rear aspect. Electric heater. Fitted wardrobes.

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 ₂) Rating	
Current	Potential	Current	Potential
68	80	70	80
<small>For more information on energy ratings visit: www.gov.uk/government/topics/energy-ratings</small>		<small>For more information on CO₂ ratings visit: www.gov.uk/government/topics/co2-ratings</small>	
England & Wales		England & Wales	