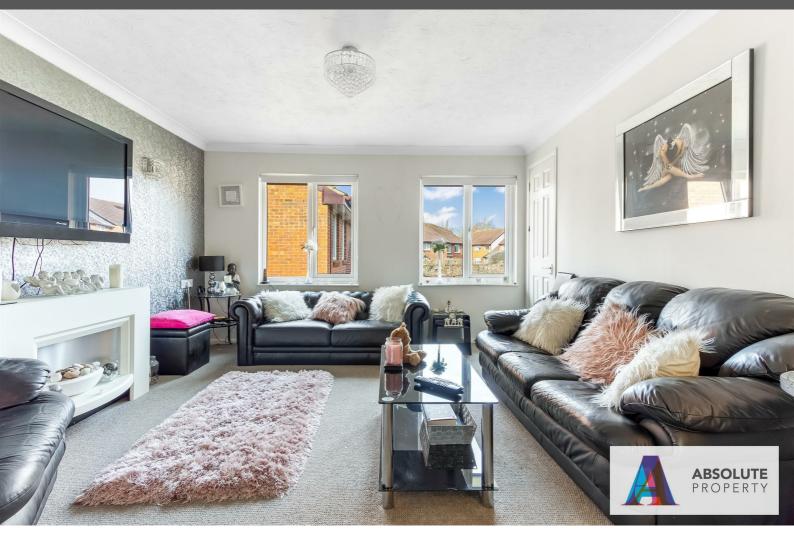


Sopers House, Soper Road, Cuffley EN6 4RY

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# Rose Court Rosedale Way, Waltham Cross EN7 6EU £168,995

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.











