



Rose Court, West Cheshunt | EN7 6ET

£169,995 | Leasehold

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\* RETIREMENT APARTMENT FOR THE OVER 60's \* CHAIN FREE one bedroom FIRST FLOOR retirement apartment, LOUNGE/ DINER, fitted kitchen, bathroom/W.C, well tended communal gardens, residents facilities.





### Entrance Hall

Front door from the outside, stairs to leading to first floor

### Lounge/Diner

Twin windows to front, storage heater, tv point, two wall light points, built in cupboard

### Inner Hallway

Wall light point, airing cupboard, access to loft space

### Kitchen

Window to rear, fitted with a range of wall and base units with roll top work surfaces over, incorporating a single drainer stainless steel sink unit with mixer taps, washing machine, electric cooker, fridge

### Double Bedroom

Walk in bay window to rear, fitted wardrobes, slimline heater

### Attractive Bathroom/WC

With window to side, low flush w/c, vanity wash hand basin with cupboard below, panel enclosed bath with mixer taps and hand shower attachment, heated towel rail, tiled splash backs

### Exterior

Surrounded by well maintained communal grounds, parking provided, residents lounge

FIRST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Lease Remaining	63 Years
Service Charge	£2,138
Ground Rent	£10
Council Tax	B
EPC Rating	D

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.