

Rose Court, West Cheshunt | EN7 6ET





\* 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

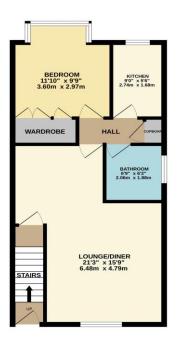
#### Attractive Bathroom/WC

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 make to ensure the accuracy of the floorphas contained here, measurements, of doors, windows, nooms and any other items are agrocivinate and so responsibility is taken for any error, consistion on the statement. This plant is for flitterative purposes only and floorable to seed as such by any prospective purchaser. The services, systems and appliances shown have not been tested and so guarantee as to the companion of the statement of the services. Systems and appliances shown have not been tested and so guarantee as to the companion of the statement of the services.

Lease Remaining | 63 Years
Service Charge | £2,138
Ground Rent | £10
Council Tax | B
EPC Rating | D

The Brookfield Centre, Cheshunt, Herts, EN8 0NN T: 01992 781100

E: cheshunt@paulwallace.co.uk

www.paulwallace.co.uk

