



Rose Court, West Cheshunt | EN7 6EU

£195,000 | Leasehold

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**** CHAIN FREE ** * RETIREMENT APARTMENT FOR THE OVER 60's * 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 first floor

Lounge/Diner

Twin windows to front, tv point, two wall light points, storage cupboard, electric radiator, attractive fireplace, door to inner hallway

Inner Hallway

Access to loft space, airing cupboard

Attractive Refitted Kitchen

Window to rear and fitted with a range of wall and base units with work surfaces over incorporating a single drainer stainless steel sink unit with mixer taps, plumbing for washing machine, electric hob, space for fridge freezer

Double Bedroom

Window to rear, slimline heater, built in wardrobes

Refitted Shower Room/WC

Fitted with a suite comprising low flush w/c, vanity wash hand basin with cupboard below and mixer taps, walk in double shower cubicle, heated towel rail, window to side

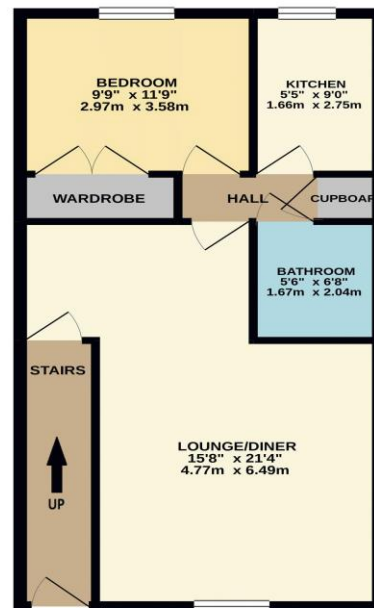
Communal Gardens

Well tended surrounding the property.

Communal Facilities

Include a residents lounge and guest suite for family member to hire.

FIRST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 522 sq.ft. (48.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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Lease Remaining	99 years from 1987
Service Charge	£2592
Ground Rent	£0
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.