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Rose Court, West Cheshunt | EN7 6ES

£245,000 | Leasehold

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RARELY AVAILABLE AND OFFERED CHAIN FREE THIS TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT for the over 60's. With lounge/ diner, ATTRACTIVE KITCHEN, double glazed windows, SHOWER ROOM, WELL MAINTAINED COMMUNAL GARDENS, residents facilities.



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### Entrance Hall

Own front door from the communal hallway, security entry phone, slimline heater, storage cupboard

### Lounge

Window to rear, two heaters, tv point, display arch, coved ceiling, door to kitchen

### Refitted Kitchen

Fitted with an extensive range of wall and base units with roll top work surfaces over, incorporating a single drainer sink unit with mixer taps, built in double oven and hob with extractor hood above, integrated dishwasher, fully tiled walls, ceramic tiled floor, space for fridge freezer, window to rear

### Bedroom One

Window to front, fitted units, wall light points, coved ceiling, tv point

### Dressing Room

Built in wardrobes, further storage cupboard

### Bedroom Two

Window to front, slimline heater, coved ceiling, wall light point

### Shower Room

Attractive refitted shower room, wall mounted wash hand basin with mixer taps, low flush w/c, walk in double shower cubicle, heated towel rail, fully tiled walls, ceramic tiled floor, airing cupboard housing cylinder

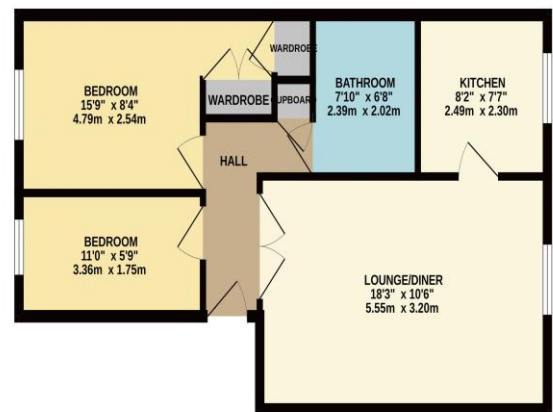
### Communal Gardens

Well tended surrounding the property.

### Communal Facilities

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

GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 551 sq.ft. (51.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaphor 12/07

Lease Remaining	62 Years
Service Charge	£2,556
Ground Rent	--
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.