





## Rose Court, West Cheshunt, EN7 6ES

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.

### Key features

- \*\* CHAIN FREE \*\*
- Retirement Property - OVER 60's
- 2 Bedrooms
- Refitted Kitchen
- Shower Room/WC
- Communal Lounge
- Communal Gardens
- Security Entry System

### Property Information

Tenure

Leasehold

Council Tax

B

EPC Rating

D

Local Authority

Broxbourne Borough Council

Lease Length

99 from 1987 – 61 Years

Service Charge & Ground Rent

£2,556



**Paul Wallace Estate Agents**  
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**Opening Times**

|           |                 |
|-----------|-----------------|
| Mon - Fri | 9 am to 6:30 pm |
| Sat       | 9 am to 5:30 pm |
| Sun       | Closed          |
| Bank Hols | Closed          |

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property valuation.

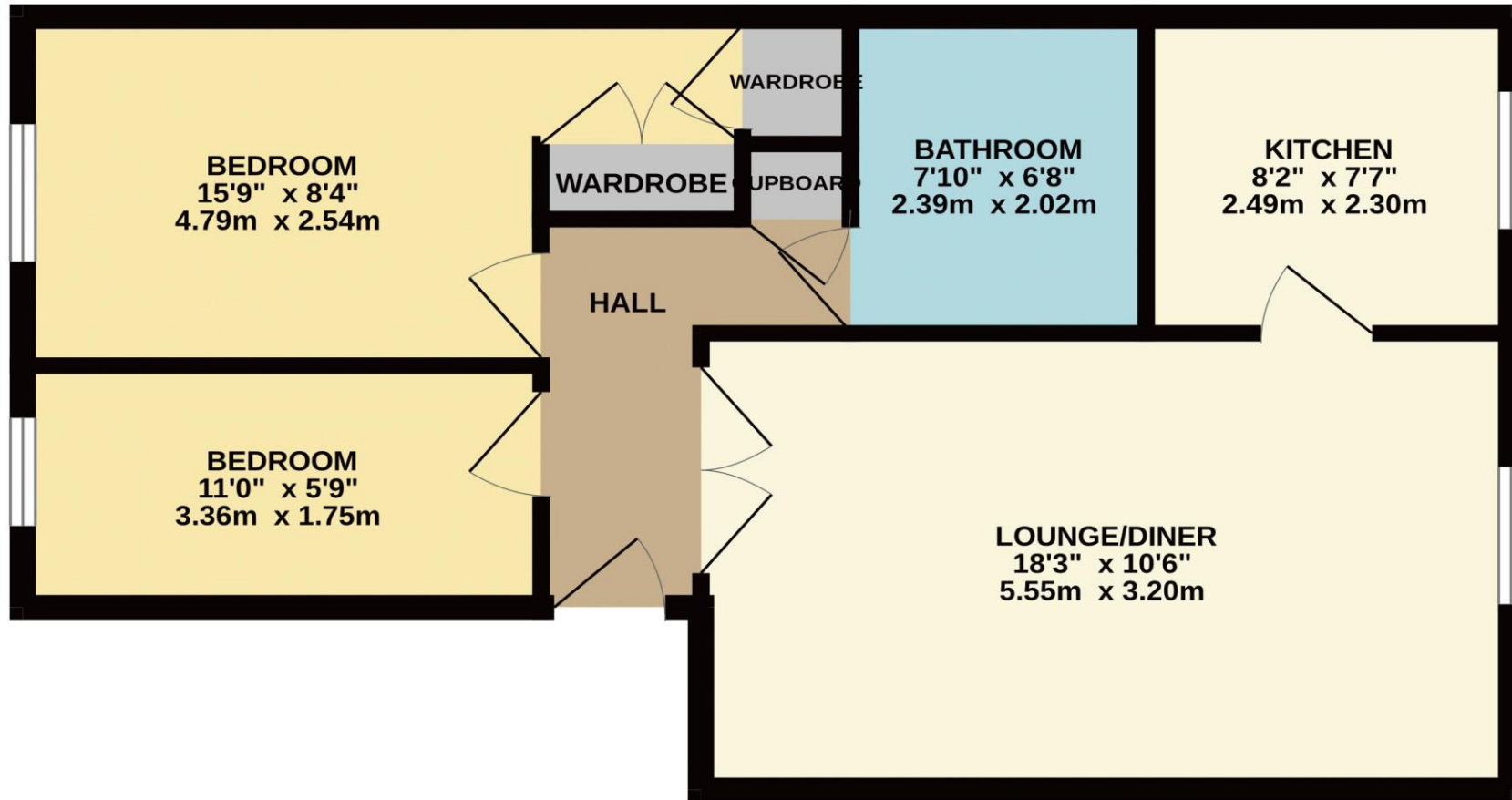








GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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