



£170,000

Rosedale Way,

KU

## **Rosedale Way, EN7 6ET**

*Keith Ian are delighted to offer this one bedroom first floor retirement apartment for the over 60's. The property benefits from double glazing, economy heating, fitted wardrobes to bedroom. Further benefits include communal gardens, communal lounge and parking. Situated close to public transport, local shops including Brookfield Farm. Offered for sale chain free.*

### **LEASEHOLD INFORMATION**

*Lease: 64/65 approx.*

*Ground Rent: tbc*

*Service Charge: £175 pcm approx.*

### **LOUNGE**

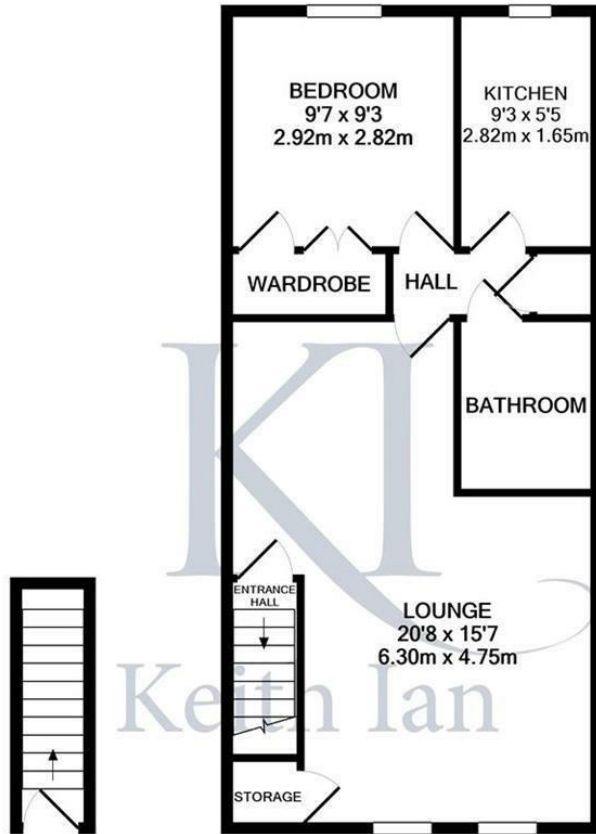
### **KITCHEN**

### **BEDROOM**

### **BATHROOM**







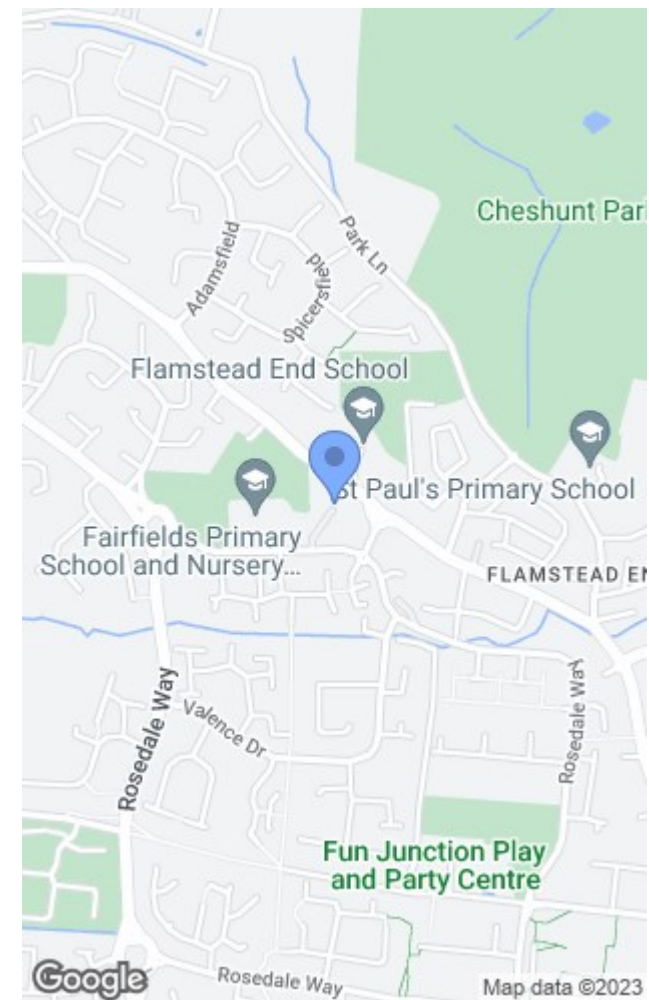
GROUND FLOOR  
APPROX. FLOOR  
AREA 30 SQ.FT.  
(2.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 497 SQ.FT.  
(46.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 527 SQ.FT. (49.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		76	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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