

## 5 Rose Court

17 Rosendale Way, Cheshunt, Hertfordshire, EN7 6ES



**PRICE: £225,000**

**Lease:**

### Property Description:

**A TWO BEDROOM RETIREMENT APARTMENT, SITUATED ON THE GROUND FLOOR.**

At Rose Court leasehold retirement development in Cheshunt, we offer 38 one bedroom and 11 two bedroom purpose-built properties for sale for people over the age of 60. The development is located in West Cheshunt. This is close to Brookfield shopping centre and has excellent transport links to the Waltham Cross, Hoddesdon and Harlow centre. The local shops are within walking distance and include supermarkets, a post office, hairdressers and cafes. There are doctors' surgeries cross the road from Estate and the bus stop outside Estate entrance. Other local amenities include golf club, a nearby nature reserve and Cheshunt Park. In addition to each individual private property, all Anchor estates offer some shared facilities, available for the use and enjoyment of all the residents, and managed and maintained by Anchor. At Rose Court we provide a communal lounge, well maintained landscaped gardens, a guest room and 30 parking spaces. The estate manager visits two days per week to offer help, advice and co-ordinate any services provided. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years.

Residents' lounge

Communal Laundry

24 hour emergency Anchor call system

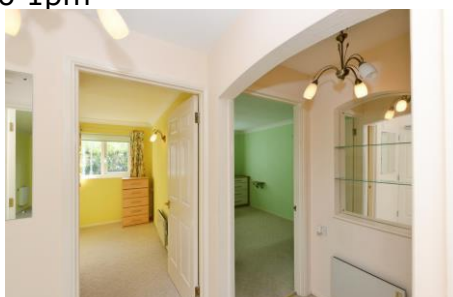
Guest Suite

Visiting House Manager 9am to 1pm

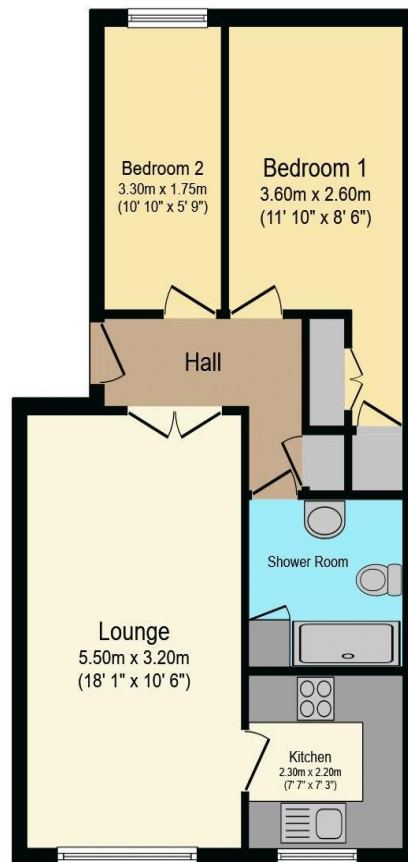
Minimum Age 60

Communal Gardens

Annual Service Charge £2871.00, Ground  
Rent £N/A



**For more details or to make an appointment to view, please contact  
Mandy Abbott**



Total floor area 52.7 sq.m. (567 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**For Financial Year Ending:**

**31/03/25**

**Annual Ground Rent:**

**£0.00**

**Ground Rent Period Review:**

**N/A**

**Annual Service Charge:**

**£2,871.00**

**Council Tax Band:**

**B**

**Event Fees:**

**0% Transfer**  
**0% Contingency**

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