



45

Rosedale Way, Cheshunt EN7 6EU

Offers In The Region Of £185,000

 **TARGET**
RESIDENTIAL SALES & LETTINGS



Located in a peaceful and sought-after area, the property offers independent living for over 60's with the reassurance of communal facilities, a visiting estate manager that attends 5 days of the week, and a 24-hour emergency response system. The maisonette features a private entrance for added convenience and privacy. Inside, the spacious lounge and dining area provide a comfortable living space, complemented by a modern, well-equipped kitchen with ample storage. The large double bedroom includes built-in wardrobes, and the property benefits from new double glazing and efficient electric heating for energy efficiency and low maintenance. Residents can also enjoy the well-kept communal gardens, a shared conservatory, and a guest suite for visitors. The property is offered chain-free for a smooth and swift transaction.

Conveniently located, the maisonette is a short walk from Rosedale Way bus stop, with direct routes to Cheshunt, Waltham Cross, and Enfield. Cheshunt Station, just 1.5 miles away, provides fast rail links to London Liverpool Street in around 25 minutes, along with Underground connections. Brookfield Shopping Centre, 1.8 miles away, offers major retailers like Tesco and M&S, as well as dining options. Outdoor enthusiasts will appreciate Cheshunt Park, 0.6 miles away, and Cedars Park, just 1.2 miles from the property.

This realistically priced home is ideal for those looking to downsize while maintaining a well-connected yet peaceful lifestyle. Early viewing is highly recommended.

Annual Service Charge: £3,108

Lease Remaining: 62 Years





First Floor

Rose Court

Approximate Gross Internal Floor Area : 49.30 sq m / 530.66 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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		
	68	78
England & Wales	EU Directive 2002/91/EC	

How to Make an Offer

To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

For any further inquiries, please reach out to the provided email.

What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal



Edmonton | 315 Hertford Road | Edmonton | London | N9 7ET

t. 0208 805 4949 | e. theo@targetproperty.co.uk

Cheshunt | 210 Windmill Court | Windmill Lane | Cheshunt | Waltham Cross | Hertfordshire | EN8 9AF

t. 01992 766245 | e. theo@targetproperty.co.uk

www.targetproperty.co.uk