



JR Sales & Lettings

**Rosedale Way  
West Cheshunt**



**£168,995  
Leasehold**

We are delighted to present this well-maintained one-bedroom maisonette retirement apartment, available to buyers aged 60 and over. Situated in a peaceful development, the property offers the rare benefit of its own private front door, along with bright and spacious living accommodation.

The home features a generous living/dining room, a modern fitted kitchen, and a double bedroom with built-in wardrobes. Further benefits include double glazing, electric heating, communal gardens, and the added advantage of being chain free. Early viewing is strongly recommended to avoid disappointment.

- **One-bedroom first-floor retirement maisonette for residents aged 60 and over**
- **Private front door with stairs leading to spacious accommodation**
  - **Bright and airy living/dining room with dual aspect windows**
- **Modern fitted kitchen with integrated oven and hob**
  - **Double bedroom with fitted wardrobes**
- **Three-piece bathroom suite with vanity unit and shower attachment**
  - **Electric heating and uPVC double glazing throughout**
- **Useful loft space and internal storage cupboards**
  - **Access to attractive communal gardens with seating areas**
  - **Offered chain free – early viewing highly recommended**

### Entrance Hall

Entry via private front door leading through to entrance hall. Stairs rising to first floor landing. Door to living/dining room.

### Living/Dining Room

21'7" x 12'7"

Two uPVC double glazed windows to the front aspect. TV and power sockets. Electric storage heater. Storage cupboard. Ceiling coving. Door to hallway.

### Hallway

Doors leading through to kitchen, bedroom, bathroom and airing cupboard. Access to loft via drop down hatch.

### Kitchen

9'6" x 5'6"

A fully fitted kitchen with a range of eye and base level units with a rolled edge worktop over, inset with a stainless sink unit with a chrome mixer taps and drainer to side. Built-in-oven and hob. Space for a freestanding tall fridge/freezer. Space and plumbing for a freestanding washing machine. Electric heater. uPVC double glazed window to the rear aspect.

### Bedroom 1

10'0" x 9'10"

uPVC double glazed window to the rear aspect. Electric heater. Fitted wardrobes.

### Bathroom

Comprising of a three piece suite with a low level WC. Vanity unit with wash hand basin. Bath with shower attachment. Heated towel rail. uPVC double glazed window with obscure glass to the side aspect.

### Exterior

The property benefits from access to a communal garden with seating areas. The garden is mainly laid to lawn with various flower beds and shrubs to the borders.





