



Rose Court, West Cheshunt | EN7 6EU

£209,995 | Leasehold

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**** CHAIN FREE ** GROUND FLOOR WITH OWN FRONT DOOR - ONE BEDROOM RETIREMENT APARTMENT for the over 60's. Spacious lounge/ diner, ATTRACTIVE KITCHEN, double glazed windows. WELL MAINTAINED COMMUNAL GARDENS & residents' facilities.**





Entrance Hall

Front door from the outside, door leading to lounge

Lounge

Window to front, coved ceiling, two wall light points, storage heater, tv point, under stairs storage cupboard, door to

Inner Hallway

Wall light point

Attractive Kitchen

Window to side, fitted with a range of wall and base units with roll top work surfaces over, incorporating a single drainer stainless steel sink unit with mixer taps, electric cooker point, plumbing for washing machine, tiled splash backs

Bedroom One

Window to rear, fitted wardrobes across one wall, slim line heater, coved ceiling

Fully Tiled Bathroom/ W.C

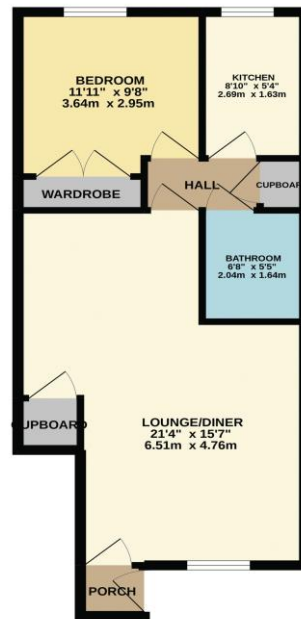
Fitted with a suite comprising low flush w/c, vanity wash hand basin with cupboard below, panel enclosed bath with mixer taps and shower attachment, heated towel rail, window to side

Exterior

Gardens

Delightful landscaped with sunken seating area, well established flower borders, strictly for the use of residents

GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA - 487 sq.ft. (45.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any 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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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.