



**pw** paulwallace

Rosedale Way, West Cheshunt | EN7 6EU

£190,000 | Leasehold

**pw** paulwallace

\* RETIREMENT APARTMENT FOR THE OVER 60's \* CHAIN FREE one bedroom FIRST FLOOR retirement apartment, LOUNGE/ DINER, fitted kitchen, bathroom/ W.C, well tended communal gardens, residents facilities.



**pw** paulwallace



**pw** paulwallace



## Entrance

The property is entered via front door to:

### Entrance Hall

Stairs to first floor.

### Lounge/Diner

Twin windows to front, storage heater, four wall light points, television aerial point, built in cupboard.

### Inner Lobby

Access to loft space, wall light point.

### Attractive Kitchen

Window to rear and fitted with a range of wall and base units with roll top work surfaces over incorporating a single drainer stainless steel sink unit, plumbing for washing machine, built in oven and hob, space for fridge

### Bedroom One

Window to rear, storage heater, wall light point, fitted wardrobes.

### Attractive Wet Room

Window to side, mostly tiled walls, heated towel rail, wash hand basin, low flush w/c, walk in shower cubicle

### Exterior

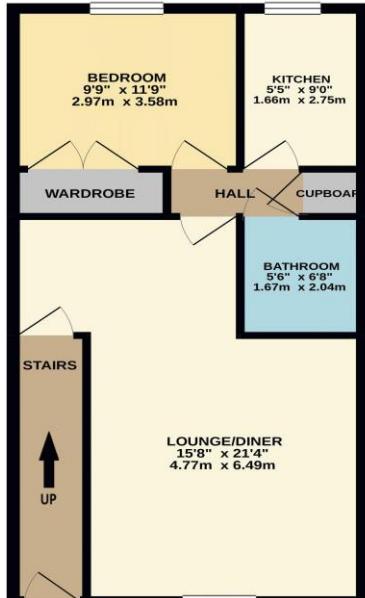
### Communal Gardens

Well tended surrounding the property.

### Communal Facilities

Include a residents lounge and guest suite for family member to hire.

FIRST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 522 sq ft (48.5 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective purchasers should not rely on the floorplan and should make their own enquiries. The services, systems and appliances shown have not been tested and no guarantee is given as to their efficiency or working order. Made with Metropix 6.0221.

Council Tax  
EPC Rating

| B  
| D

The Brookfield Centre, Cheshunt, Herts, EN8 0NN

T: 01992 781100

E: cheshunt@paulwallace.co.uk

**www.paulwallace.co.uk**



# paulwallace

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.