



 paulwallace

Rose Court, West Cheshunt, EN7 6ES |
£175,000 | Leasehold

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CHAIN FREE ## TWO-bedroom first-floor retirement apartment for the over 60s provides well-proportioned and comfortable accommodation within a well-maintained development. The property benefits from double-glazed windows, communal gardens and resident facilities, making it an ideal choice for convenient and independent retirement living. The accommodation extends to approximately 562 sq. ft. (52.2 sq. m.) and has a welcoming entrance hall, spacious lounge/diner, fitted kitchen, two bedrooms and bathroom. The lounge/diner measures approximately 18'3" x 10'2" (5.56m x 3.09m), with access to the kitchen measuring 8'2" x 7'7" (2.50m x 2.31m). The bathroom measures 7'11" x 6'9" (2.42m x 2.07m) As well as this, residents also enjoy well-maintained communal gardens, while the development also provides facilities for residents. With its generous room sizes, practical layout and chain-free status, this is a particularly appealing retirement property that warrants a viewing.

Key features

- ** CHAIN FREE **
- Retirement Property - OVER 60's
- Two Bedrooms
- Communal Lounge
- Communal Gardens
- Security Entry System

Property Information

Tenure Leasehold

Council Tax B

EPC Rating D

Local Authority Broxbourne Borough Council

Lease Length 60

Service Charge & Ground Rent approx £3390



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Opening Times

Mon - Fri	9 am to 6:30 pm
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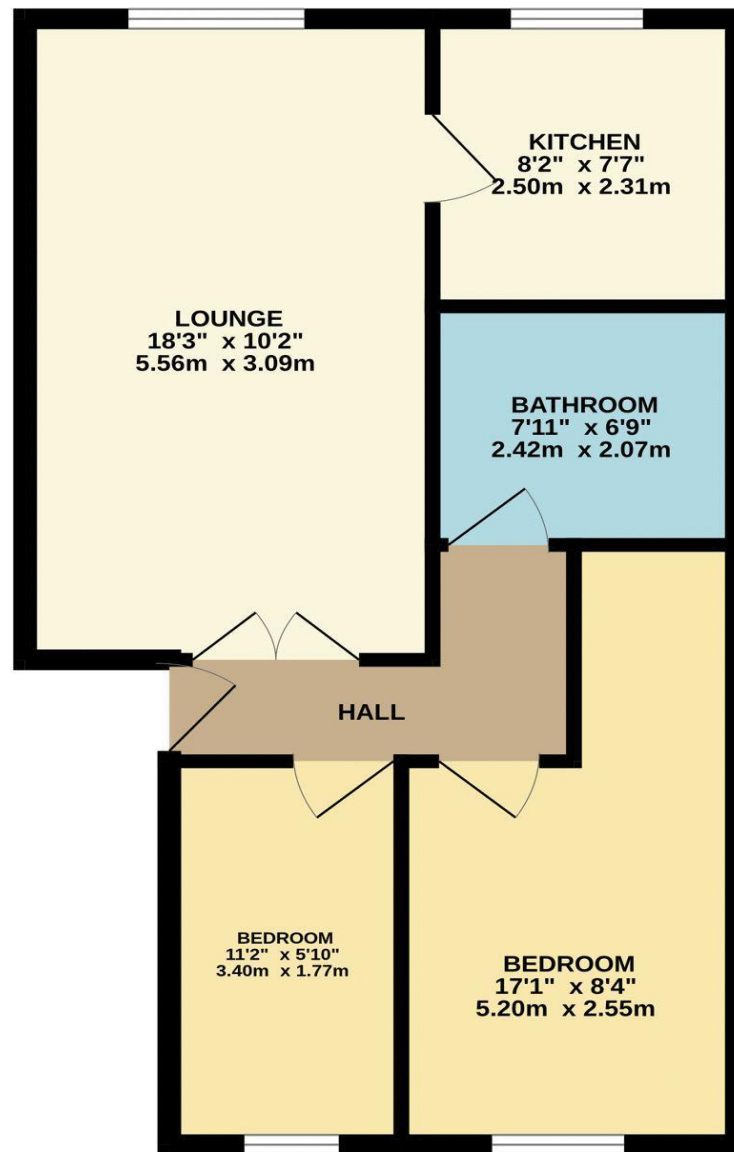
Cheshunts leading estate agent.
Please get in touch for your free
property valuation.







FIRST FLOOR
519 sq.ft. (48.2 sq.m.) approx.





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Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck measurements.