



1

Bedroom



1

Bathroom



**CHAIN FREE | One Bedroom Flat | Juliet Balcony | Heating Bill  
Included in Service Charge | MODERN KITCHEN and BATHROOM |  
Ample Storage and Loft | First Floor...**

Gracechurch Property Services are delighted to offer for sale, this recently refurbished, One Bedroom Apartment situated in the Rosedale Estate in West Cheshunt EN7.

The property benefits from a spacious Living Room with Juliet Balcony, MODERN KITCHEN AND BATHROOM and ample storage space throughout, including a loft. The gas central heating costs are included within the yearly service charge assisting with rising heating bills, along with upvc double glazed windows fitted in every room.

Wheatcroft provides easy access to the A10 and M25, with regular bus routes close by, all offering access into the City of London. Brookfield Shopping Centre is only a 5 minute drive away from the property, with Tesco, Marks and Spencers, Boots and a selection of Retail shops, including Flannels, River Island and Next.

This property would make a wonderful first home, whilst also suiting an investment buyer.

#### Other Information...

Parking Arrangements: Residents Parking Bays (no permit required)

Vendors position: Chain Free

Council Tax Band: B (£1,478 p/yr)

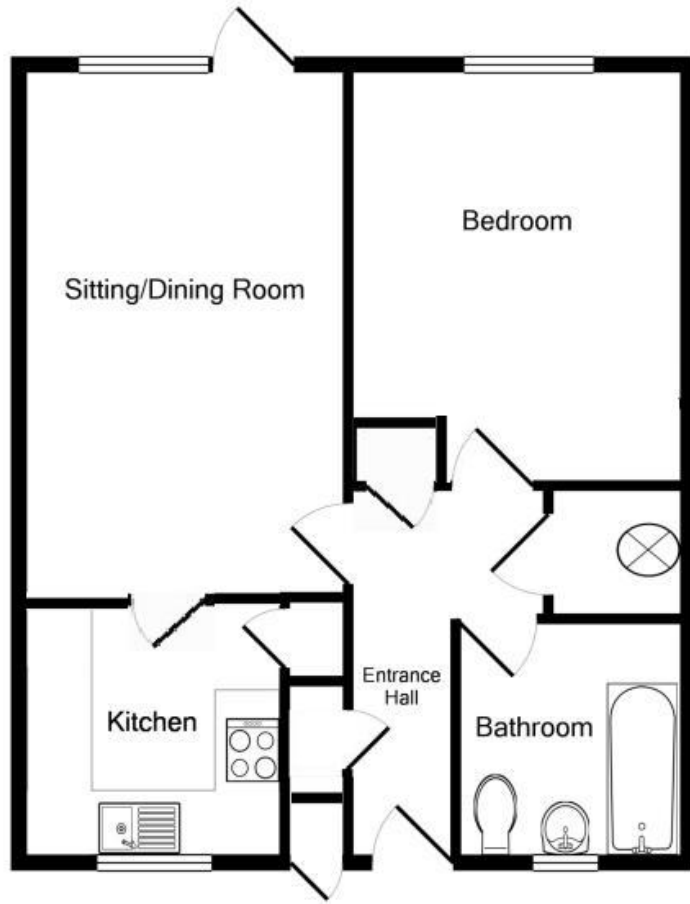
Tenure: Leasehold (96 Years)


Potential Rental Value: £1100 - £1200 PCM

Service Charge: £1673.36 PA (Including Gas Central Heating and Building Insurance)

Ground Rent: £10 PA

NB: DECLARATION OF INTEREST: Section 21 of the Estate Agents act 1979 applies in this instance, as the seller is related to an Employee of this firm of Estate Agents.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

Address: Wheatcroft, West Cheshunt EN7

