


## 1 bed retirement property to buy in EN7

Rosedale Way, Waltham Cross,
Hertfordshire, EN7 6ET

# £65,000 Starting Bid

x 1 x 1 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- RETIERMENT MAISONETTE
- CHAIN FREE
- OVER 60'S
- FIRST FLOOR PROPERTY
- EPC Rating C

## Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

## Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

Kings Group are delighted to present this CHAIN FREE, ONE BEDROOM FIRST FLOOR RETIREMENT MAISONETTE.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £65,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

The property is accessed via its own private front door, with stairs leading to the first-floor accommodation. Upon entering, you are welcomed into a generously proportioned lounge, featuring dual windows to the front aspect that flood the room with natural light, creating a bright and inviting living space. The lounge also benefits from a useful built-in storage cupboard.

Positioned towards the rear of the property, the hallway provides access to the remaining accommodation. Straight ahead is the spacious main bedroom, featuring an attractive bay window overlooking the rear aspect, allowing plenty of natural light. To the left of the hallway is the fitted kitchen, offering practical storage and worktop space, alongside a recently shower room, finished to a modern standard.

Exclusively available to buyers aged 60 and over, this charming retirement maisonette presents an excellent opportunity for those looking to downsize or enjoy a more manageable home. Offered with no onward chain, the property is ideal for purchasers seeking a straightforward and potentially quicker move

Additional Information - Council Tax Band - B
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Low
Lease - Approx 59 Years Remaining
Service Charge - £3468 Per Annum
Ground Rent - £0 Per Annum

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 59

Annual Service Charge Amount: £3,648.00

Price: Starting Bid £65,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

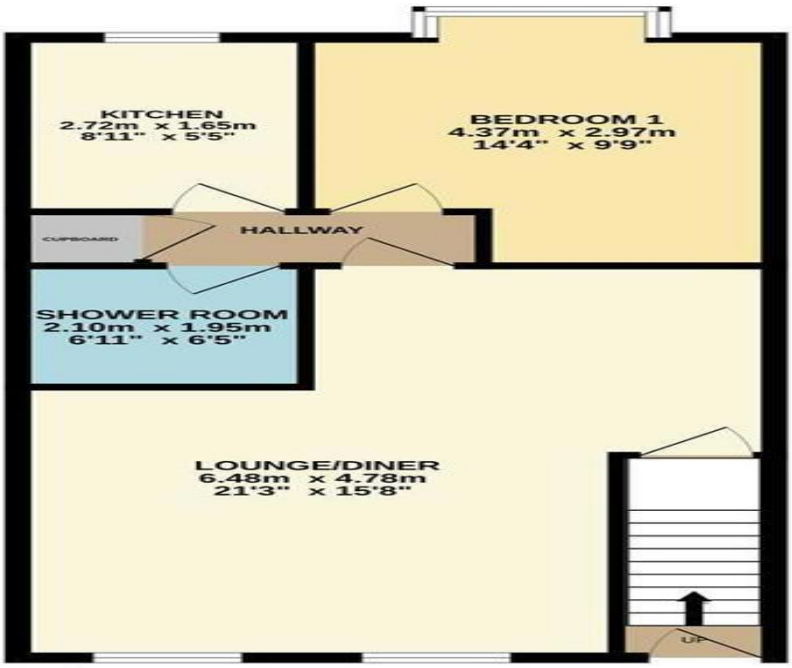
Water meter: Yes

Sewerage: Standard UK domestic

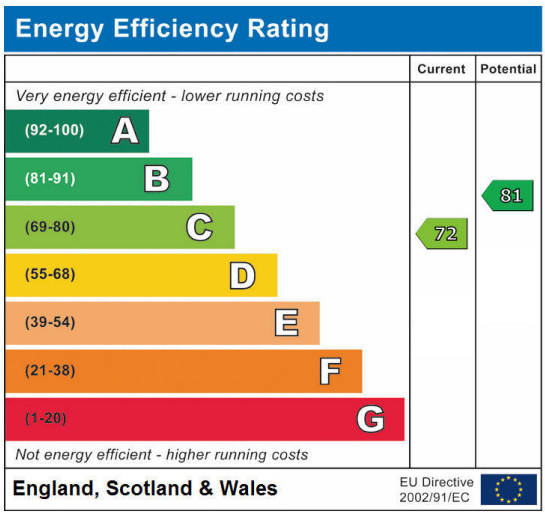
Air conditioning: No

Mobile signal coverage: Good

GROUND FLOOR




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 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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Rosedale Way, Waltham Cross, Hertfordshire, EN7 6ET

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382, london@pattinson.co.uk, www.pattinson.co.uk**

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