

Rosedale Way, EN7 6ET
Waltham Cross

kings
GROUP



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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 refurbished 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

By Auction £65,000









- RETIERMENT MAISONETTE
- OVER 60'S
- RECENTLY REFURBISHED SHOWER ROOM
- COMMUNAL GARDENS
- IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE
- CHAIN FREE
- FIRST FLOOR PROPERTY
- ACCESS TO RESIDENTIAL LOUNGE
- SPACIOUS LOUNGE
- SOLD VIA SECURE SALE

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

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

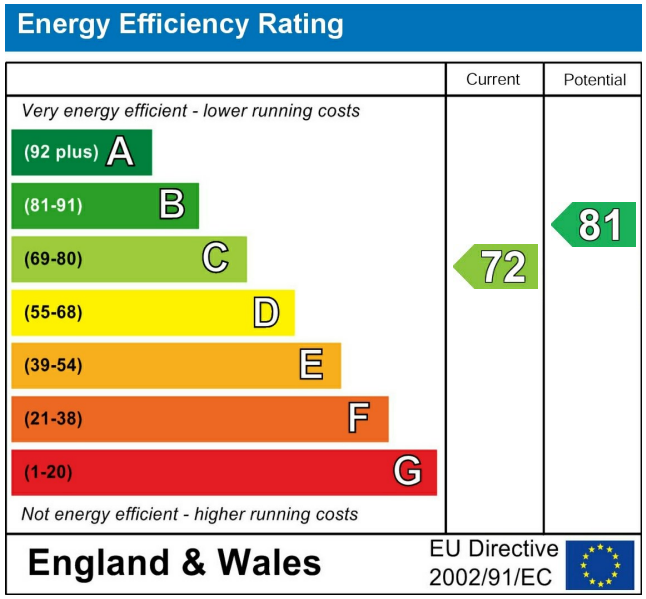
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

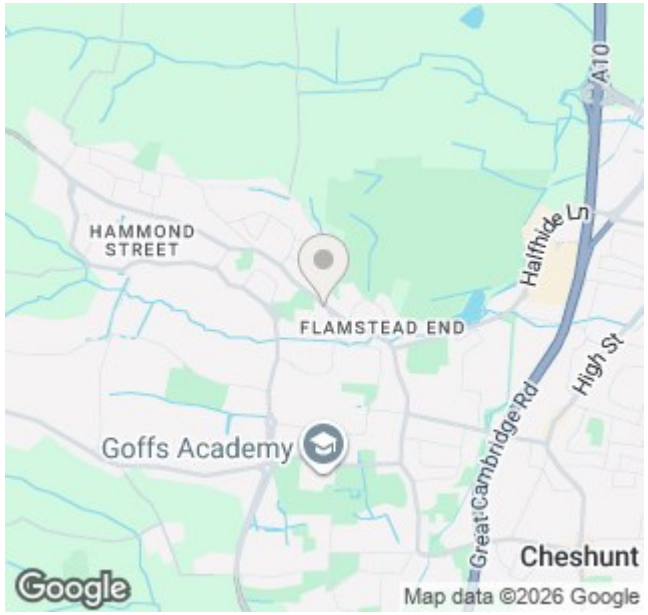
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

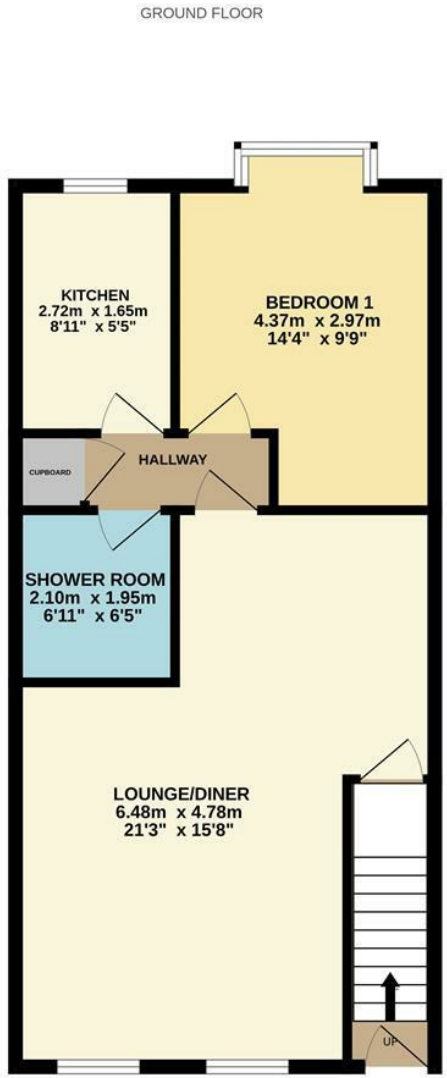
The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’, and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.











THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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