



FLAT 1, BRIDGERS HOUSE BALCOMBE ROAD, HAYWARDS HEATH  
HAYWARDS HEATH

OFFERS OVER £210,000







## FLAT 1

BRIDGERS HOUSE BALCOMBE ROAD,  
HAYWARDS HEATH

CHARMING GROUND FLOOR ONE BEDROOM FLAT, OFFERING A SPACIOUS LOUNGE, ALLOCATED PARKING SPACE & LONG LEASE OF OVER 100 YEARS. WITH AN ESTIMATED MONTHLY RENT OF £1,000 PCM, CLOSE TO HAYWARDS HEATH STATION AND SUPERMARKETS, THIS WOULD MAKE AN IDEAL FIRST-TIME HOME OR ATTRACTIVE RENTAL INVESTMENT.

COUNCIL TAX BAND: B

TENURE: LEASEHOLD

EPC RATING: C

- LARGE GROUND FLOOR FLAT OF OVER 580 SQ FT
- SPACIOUS DOUBLE ASPECT LOUNGE
- SEPARATE KITCHEN WITH GOOD STORAGE
- DOUBLE BEDROOM WITH AMPLE SPACE
- ALLOCATED PARKING SPACE
- LONG LEASE OF OVER 100 YEARS
- EXCELLENT RENTAL POTENTIAL OF CIRCA £1,000 PCM
- BRILLIANT LOCATION CLOSE TO HAYWARDS HEATH STATION, WAITROSE AND SAINSBURYS SUPERMARKETS
- EPC RATING C, GROUND RENT APPROX £200 PER ANNUM AND SERVICE CHARGE TBA







#### LIVING ROOM

SPACIOUS DOUBLE ASPECT LOUNGE WITH LOTS OF NATURAL LIGHT

#### KITCHEN

INTEGRATED KITCHEN WITH GOOD STORAGE SPACE.

#### BEDROOM

LARGE DOUBLE BEDROOM WITH AMPLE SPACE FOR FURNITURE.

#### BATHROOM

BRIGHT BATHROOM WITH SHOWER OVER BATH, WASH BASIN, WC AND HALF TILED.

#### ALLOCATED PARKING

1 PARKING SPACE

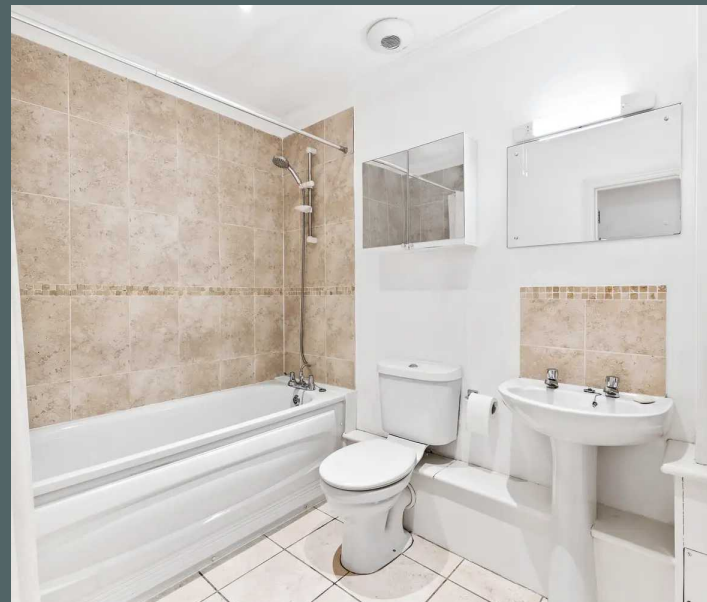
ALLOCATED PARKING SPACE

#### OTHER CHARGES:

COUNCIL TAX BAND B - £1,649.05

GROUND RENT - £200 PER ANNUM

SERVICE CHARGE - TBA







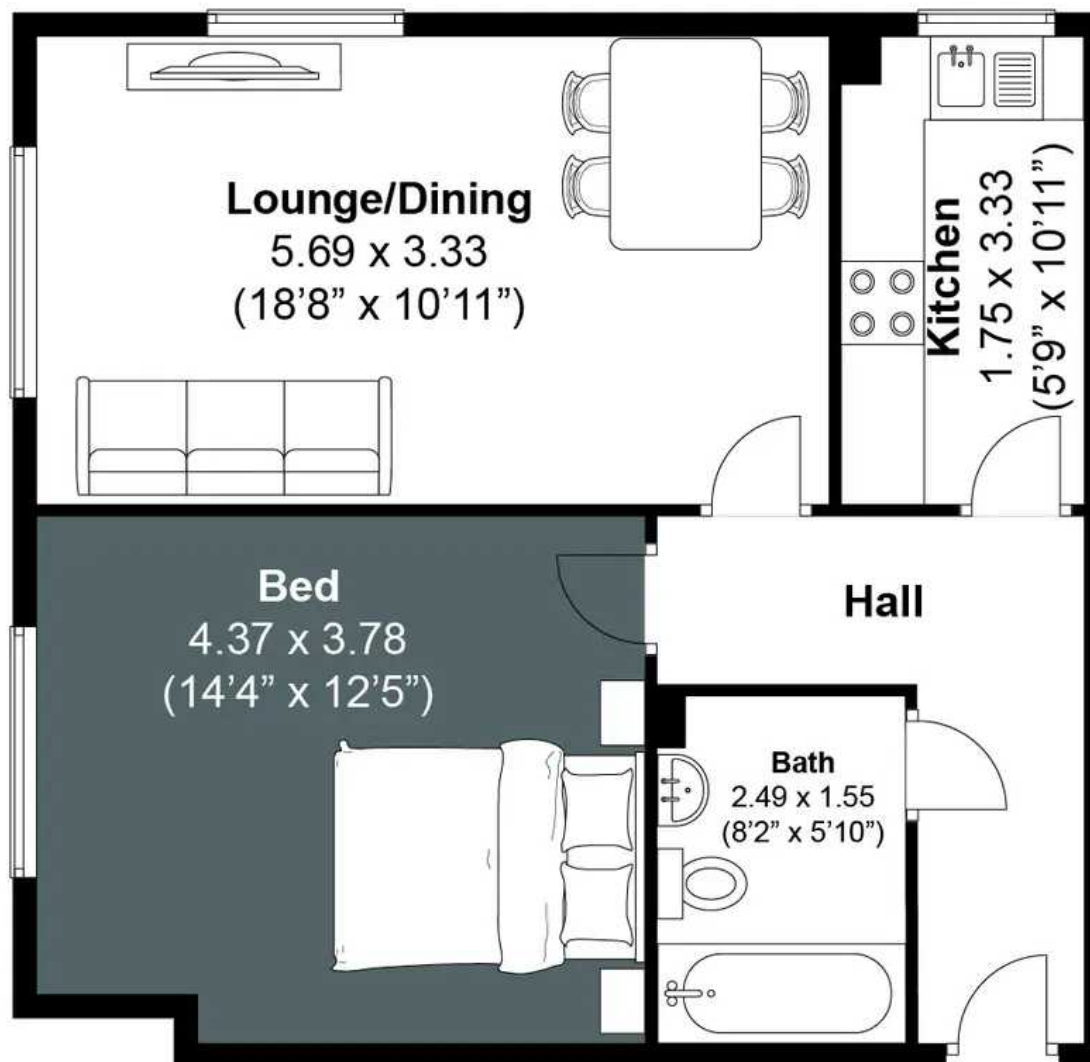
# Bridgers House, Burrell Road

Approximately 54.33 sqm (584.8 sqft)



## CARROLL

ESTATE AGENTS



### Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.



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## CARROLL ESTATE AGENTS

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