



11 Stockwell Court, Gower Road, Haywards Heath, West Sussex, RH16 4QP

GUIDE PRICE .. £185,000 .. LEASEHOLD



**MANSELL
McTAGGART**
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A spacious (750 ft.²) 2 double bedroom 4th floor flat enjoying sunny south and westerly aspects with fabulous distant views across the town all the way to the South Downs with allocated parking in this town centre block.

For many years, Stockwell Court had a lack of investment where residents only paid £90 per month towards the service charges which just about covered the annual buildings insurance and basic works. The active Residents Association and the more recently appointed managing agents, Pepper Fox, have worked wonders to encourage all the leaseholders to finally invest in this prime town centre located block and make them far more saleable.

The building has recently undergone many improvements including repairs to the roof, external decoration, other structural works, repairs to the lift system and some internal decorations. Over the next few years various other works will be carried out including improvements to the car park, lift and decorations to the communal hallways. The cost of which should come out of the maintenance charge.

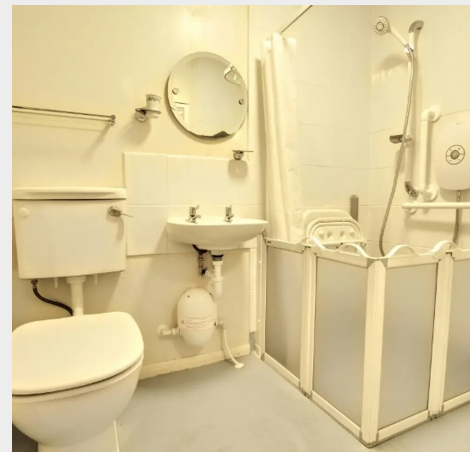
Our clients are also in the process of extending the lease which we believe is going to cost in excess of £30,000 which will give a 90 year extension to the current lease (which only has 54 years remaining) this will also take the ground rent back to zero (Peppercorn).



Service charge: for the 2 years and including 2024, the service charge has been significantly increased to £3500 per year to build the fund to carry out the works mentioned above and is expected to be reduced by approximately one third at the end of 2024. With the various works planned these costs will stay around this sort of level but are expected to be brought back down to a much more acceptable level once the final essential works are completed.

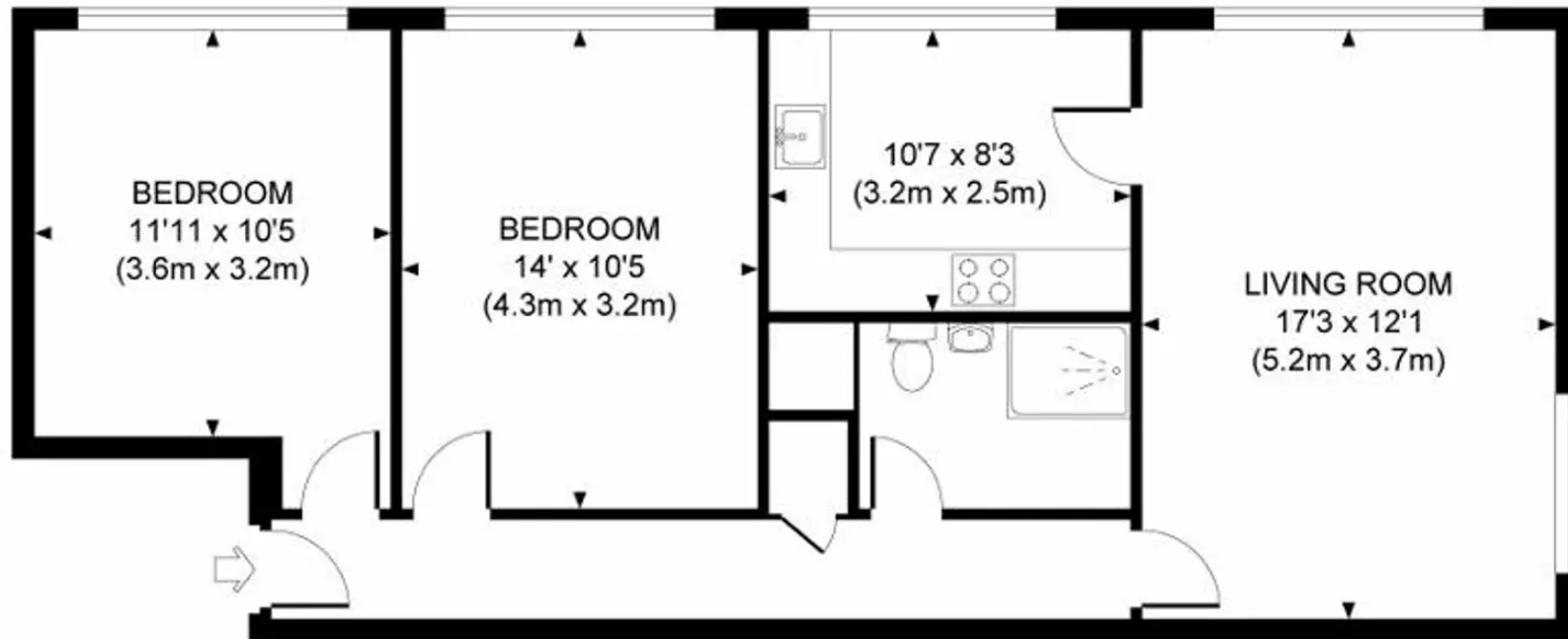
Needless to say, Stockwell Court is now a much more saleable property and a great long-term investment. The property is currently let out on an Assured Shorthold Tenancy at £980 per month and the existing tenants would be keen to stay with a new tenancy if required, otherwise, vacant possession will be given.

Stockwell Court is located above some shops on the corner of Gower Road and Sussex Road just on the southern edge of the town centre. The town has an extensive range of shops, stores, cafes, restaurants and bars in The Broadway. There are numerous leisure groups, sports clubs, 6th form college and a leisure centre. The railway station provides fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport 15 mins and Brighton 20 mins). Adjoining the station is a Waitrose Store with a cafe and wine bar and there is a Sainsbury's Superstore just a little further on under the railway bridge. By road access to the major surrounding areas can be gained via the B2272 and the A/M23, the latter lying about 6 miles to the west at Bolney.





Approximate Gross Internal Area
723 sq ft / 67.2 sq m



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