



12 Milton Court, Winnals Park, Paddockhall Road, Haywards Heath, RH16 1EY

PRICE ... £275,000 ... LEASEHOLD WITH SHARE OF FREEHOLD



**MANSSELL
McTAGGART**
Trusted since 1947



A top (2nd) floor 3 double bedroom flat with a share of the freehold in this well managed and desirable gated complex within a stone's throw of the railway station and a short walk of the town centre, Sainsbury's, Waitrose and the leisure centre. Offered for sale with immediate vacant possession.

Tenure: share of freehold and remainder of 125 year lease from 25.12.1992

Ground rent: £150 per year

Service charge: £421.14 per quarter year

Managing agents: Graves Son and Pilcher

- Substantial 3 bedroom apartment
- Stone's throw of the railway station
- For sale with no onward chain
- Neutral decorative order throughout
- Require some basic cosmetic improvement
- Large south facing living room
- Modern kitchen and bathroom
- Double glazing – electric heaters throughout
- Ideal long-term Buy To Let investment
- Could rent out for £1400 – £1500 per month
- Leasehold with share of freehold
- EPC rating: D – Council Tax Band: C



Milton Court forms a part of Winnals Park which is a gated complex located on the corner of Paddockhall Road and Lucastes Avenue on the town's desirable west side close to the Dolphin Leisure Centre, 6th form college, Sainsbury's Superstore, Waitrose and the railway station. There are numerous shops and food outlets near the station whilst the town centre is 0.5 miles distant and provides an extensive range of shops, stores, cafes, restaurants and bars.

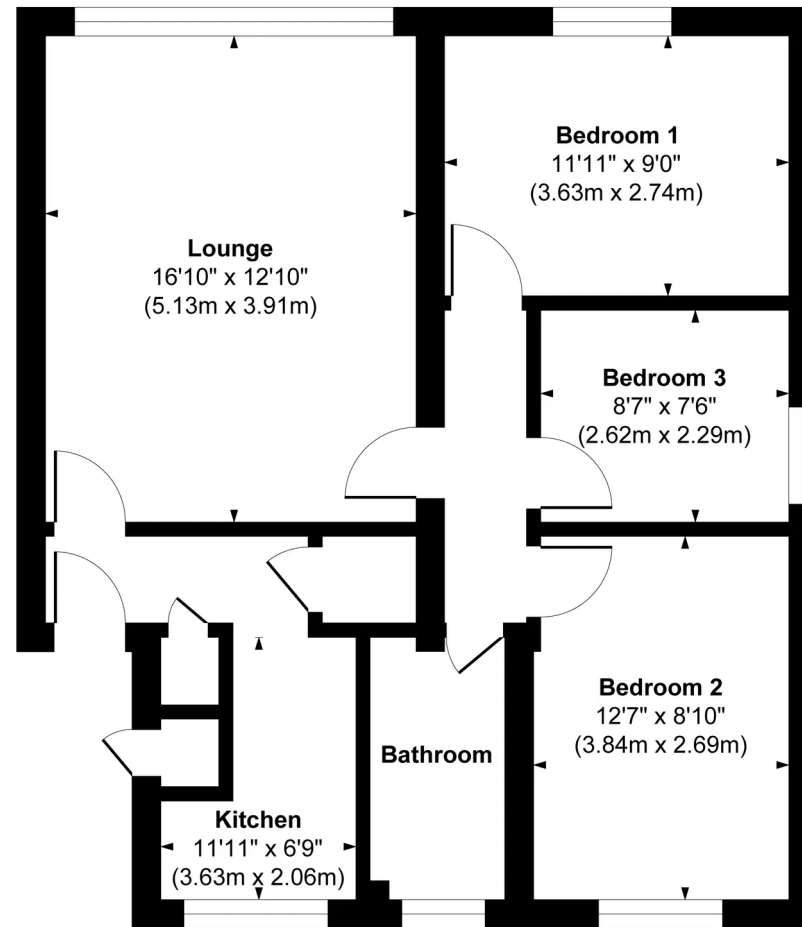
By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.

Distances in approximate miles:

Schools: St Joseph's R C Primary (0.9 miles); Harlands Primary School (0.7 miles); Warden Park Junior Academy (1.0 mile); Warden Park Secondary Academy in Cuckfield (1.3 miles); Oathall Community College (0.9 miles).

Station: Haywards Heath mainline station (0.2 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





Approx. Gross Internal Floor Area 731 sq. ft / 67.95 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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