



## Flat 8, 6 Heath Square, Boltro Road, Haywards Heath, West Sussex RH16 1BL

GUIDE PRICE ... £250,000-£265,000 ... LEASEHOLD



**MANSSELL  
McTAGGART**  
Trusted since 1947



An immaculate 2 bedroom first floor flat with allocated parking in this modern building just 300 yards from the railway station and 600 yards from The Broadway restaurants, cafés, bars and town centre.

**Tenure:** leasehold - 125 years from 01.01.2017

**Ground rent** £300 per annum - Reviewed every 10 years in line with RPI (next review due 01.01.2027)

**Service charge:** for the year 01.04.2024–31.03.2025 = £1433.00 plus £992 per year for the external estate charge

**Managing Agents:** Martin, Lacey & Buckley (Heath Square Amenities Ltd) 01444 416792

- Immaculate and neutral decor throughout
- 300 yards from the railway station
- Lift service and stairs to all floors
- Allocated parking space behind (space no. 8)
- Fabulous open plan kitchen/living room
- Full range of integrated kitchen appliances
- Stunning bathroom with integrated TV
- 2 generous double bedrooms
- uPVC double glazed windows
- Electric heating to radiators
- Ideal buy to let investment - should rent out for £1,200 per month
- EPC rating: C - Council Tax Band: C



Heath Square is situated on Boltro Road which is to the west of the railway line and the apartments are ideally placed between the railway station (west entrance) and the fashionable Broadway with its numerous restaurants, cafes and bars. Other nearby facilities include several food outlets by the station, Waitrose, Sainsbury's and the Dolphin Leisure Centre all within 300 yards.

The town centre has an extensive range of shops, stores and there are several large open spaces close by including Muster Green, Victoria Park and Clair Park.

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



## Apartment 8

2 Bedrooms, First Floor  
55.1 sq m / 593 sq ft

Living Room / Kitchen  
4.10m x 7.75m 13'5" x 25'5"

Bedroom 1  
4.10m x 2.72m 13'5" x 8'11"

Bedroom 2  
3.81m x 2.34m 12'6" x 7'8"

FOR MORE INFORMATION  
OR TO ARRANGE A VIEWING  
PLEASE CONTACT  
**020 7129 1427**  
sales@martinhomes.co



The Heath Square Apartments, Boltro Road, Haywards Heath RH16 1BD

All dimensions are measured to their widest point and layouts are indicative only. The details are believed correct at the time of going to print. Nevertheless the company reserves the right to alter specification at any time without prior notice. This sheet should be used as a guide and forms no part of any contract. 2016.

[www.martinhomes.co](http://www.martinhomes.co)

## Mansell McTaggart Haywards Heath

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