



12 Copperwood Court, 51 Sydney Road, Haywards Heath, RH16 1QD

Guide Price £225,000 - £235,000



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A much larger than average top floor apartment in this ultra-modern block very close to the railway station fitted to a very high standard and benefiting from an additional study/occasional 2nd bedroom off the main bedroom and an allocated parking space.

Tenure: Leasehold – 999 years from 25.12.2012

Ground rent: £150 per year

Service charge: half yearly = £368.64

Estate Service Charge: half yearly = £41.05

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- Situated on the top floor of the small block of 6
- Within a 5-minute walk of the railway station
- Allocated parking space in compound behind
- Ideal first purchase – Buy to Let investment*
- Large open plan kitchen/living area
- Kitchen with stone effect (Panna) worktops
- Substantial double bedroom with fitted wardrobes, en-suite shower and walk-in dressing room/study/occasional 2nd bedroom with Velux window
- Double glazing and plantation shutters
- EPC rating: D – Council Tax Band: B

*** The property is currently let on an Assured Shorthold Tenancy for £1050 per month and the tenant would be happy to stay or vacant possession will be offered.**

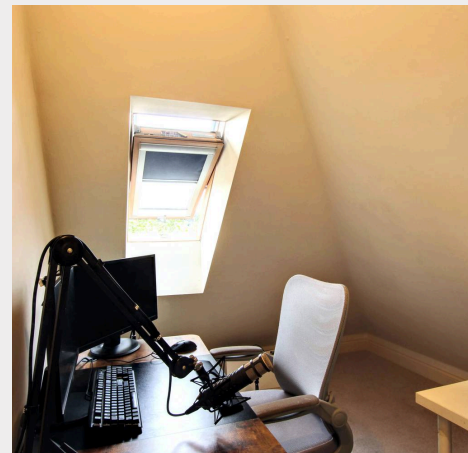
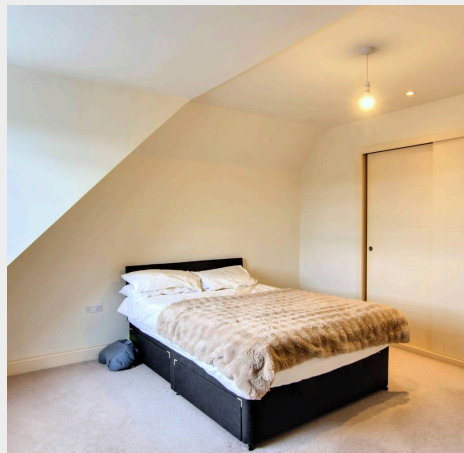


Location

Copperwood Court is situated towards the eastern end of Sydney Road, within walking distance of local shops and various restaurants at Commercial Square. Clair Park is 50 yards to the south and Sainsbury's superstore and the Dolphin Leisure Centre are also easily accessible. The mainline station is a 0.3 mile walk away and offers fast and regular services to London (Victoria/London Bridge both 47 minutes), Gatwick Airport and the South Coast (Brighton 20 minutes). A regular bus service runs along Sydney Road linking with the main town centre which lies approximately $\frac{3}{4}$ of a mile distant where there is an extensive range of shops and stores. The Broadway is a little closer and offers an array of cafes, restaurants and bars. By road, access to the major surrounding areas, Gatwick Airport and the M25 can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warminglid or 8 miles to the north at Maidenbower (Junction 10A).

Schools: Oathall Community College (0.3 miles). Blackthorns Primary School (0.45 miles), Lindfield Primary (0.6 miles), St Joseph's RC Primary (0.65 miles)

Station: Haywards Heath (0.3 miles)

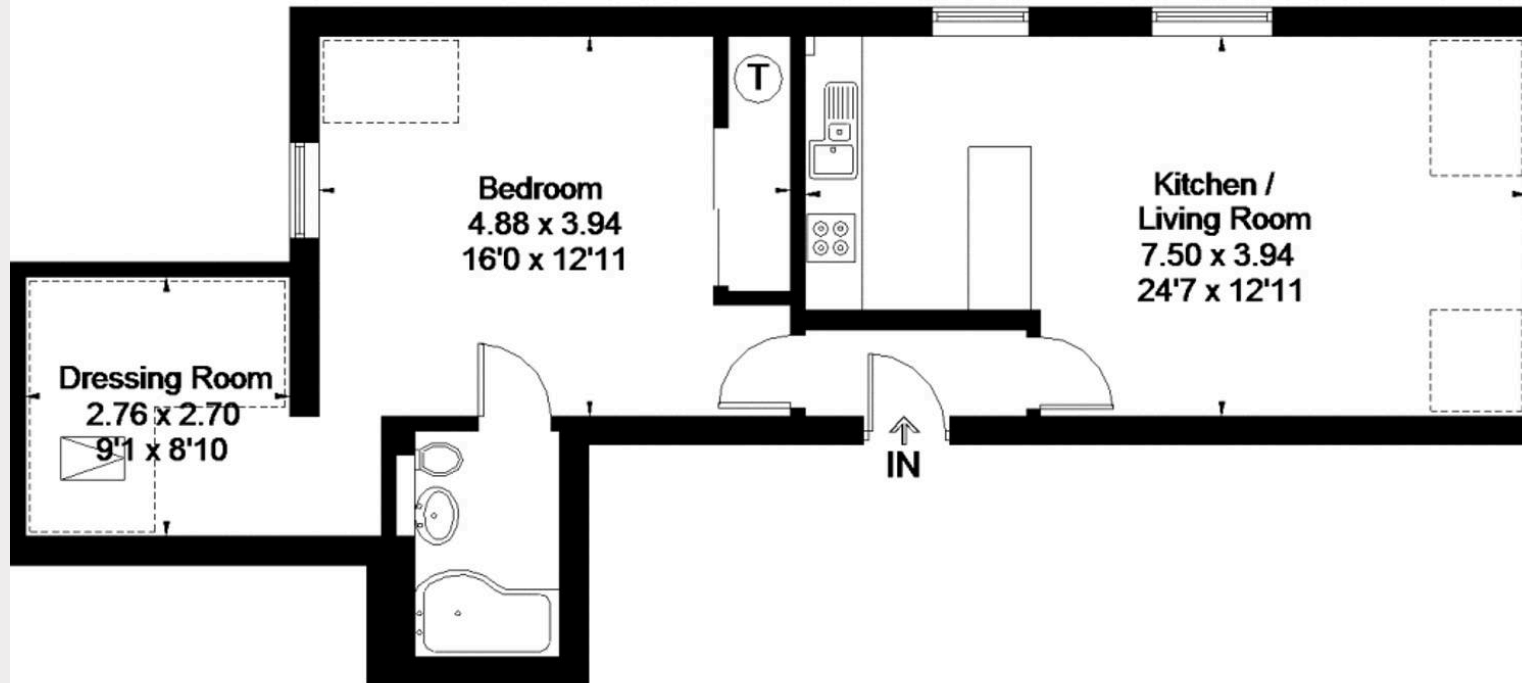


Sydney Road, Haywards Heath

Approximate Gross Internal Area = 63.2 sq m / 680 sq ft



 = Reduced headroom below 1.5m / 5'0"



FLOORPLANZ © 2018 0203 9056099 Ref: 217898

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Mansell McTaggart Haywards Heath

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