



17 Charter Gate, Boltro Road, Haywards Heath, RH16 1BQ

£350,000 ... LEASEHOLD

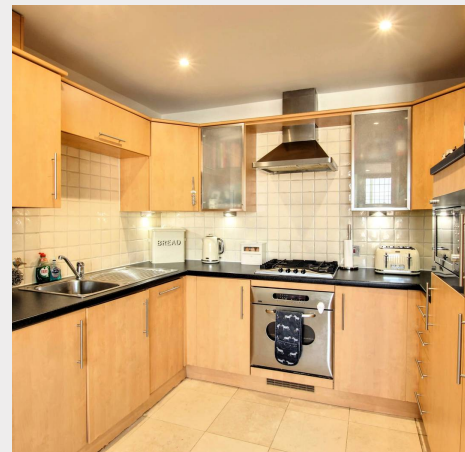


**MANSELL  
McTAGGART**  
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One of the nicest and largest of these substantial apartments in this highly desirable gated complex just 150 yards from the railway station and benefiting from an underground parking space and a very long lease presented for sale in immaculate order throughout.

- Fabulous apartment of around 950 ft.<sup>2</sup> in gated complex
- Prime location close to the town, Broadway & leisure centre
- 150 yards from the railway station
- 250 yards to Sainsbury's and Waitrose stores
- Immaculate and neutral redecoration throughout
- Underground allocated parking space (No. 17)
- Fabulous triple living room with Stone mullion and leaded light window & oak flooring
- Kitchen with full range of integrated appliances
- 2 very generous double bedrooms with wardrobes
- Refitted shower room & bathroom suites
- Viewing highly recommended
- EPC rating: C - Council Tax Band: C
- **Tenure: Leasehold - 999 years from 25.03.2001**
- **Ground rent: £200 per year (we're not aware of any reviews)**
- **Service charge: for the year 2024 - £1716.33**
- **Managing agents: Hunters Group t 01444 254400**

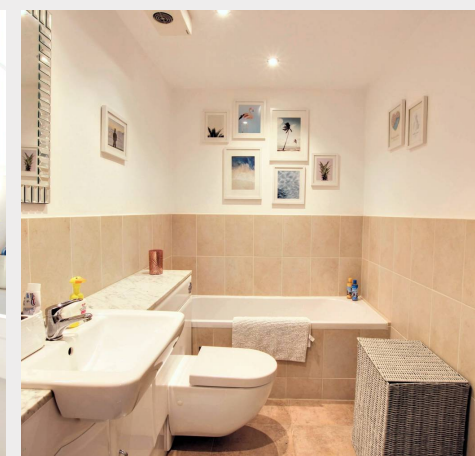
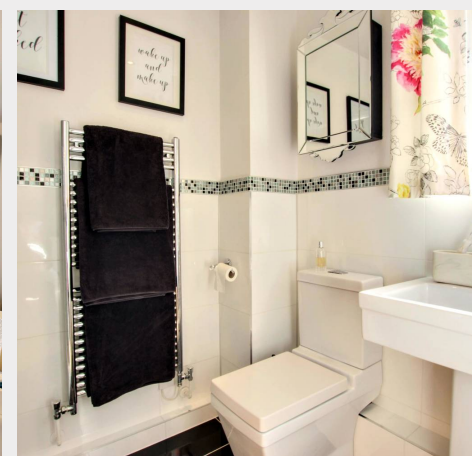


Charter Gate is located at the northern end of Boltro Road just to the south west of the main railway station and only 150 yards from the rear entrance. The mainline station provides fast services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

There are several shops and food outlets within a short walk and the Sainsbury's Superstore and Waitrose all within a 5 minute walk. The Broadway with its numerous restaurants, cafes and bars are within a 5-10 minute walk and the main shopping areas of South Road and The Orchards are a little further.

There are numerous open spaces including Muster Green, Victoria Park, Beech Hurst Gardens and Clair Park. There are several schools for all ages within a short walk.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warringlid.





**Approximate Gross Internal Floor Area 943 sq. ft / 87.59 sq. m**

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## Mansell McTaggart Haywards Heath

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