



30 Fleur De Lis, 2 Bolnore Road, Haywards Heath, RH16 4WH

OFFERS IN EXCESS OF: £250,000



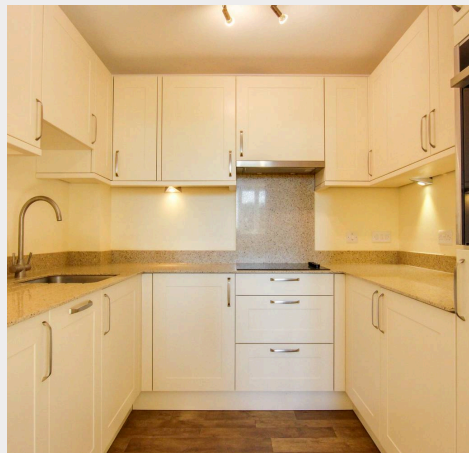
**MANSELL  
McTAGGART**  
Trusted since 1947





A very spacious (1037 ft.<sup>2</sup>/96.4 m<sup>2</sup>) 2/3 bedroom two storey mezzanine apartment in this fabulous retirement complex on the edge of the town centre where the residents enjoy an almost 'hotel style feel' including a large lounge, the services of the friendly manager, communal gardens and a guest flat which they can book for friends and family to stay in. Offered for sale with vacant possession

- Easy walk to the shops and Broadway
- Close to Beech Hurst Gardens and woodland
- Secure entry system and manager
- 24 hour emergency pull cords
- Guest flat can be rented for £65 per night
- 2 beautifully fitted shower room suites
- Fully equipped kitchen with all appliances
- Enormous walk-in store room/utility
- Parking spaces can be rented for £250 per year
- EPC rating: B - Council Tax Band: D
- **Tenure:** Leasehold 125 years from 01.02.2016
- **Service charge:** £5111.00 for the current year
- **Ground rent:** £650 for the current year - Increases to £1050 on the 10th anniversary and from January 2046 is reviewed every 5 years in line with the retail price index. (RPI)
- **Managing agents:** Pegasus Homes UK, Unit 3 Church Green Close, Winchester, SO23 7TW T:01962 710700

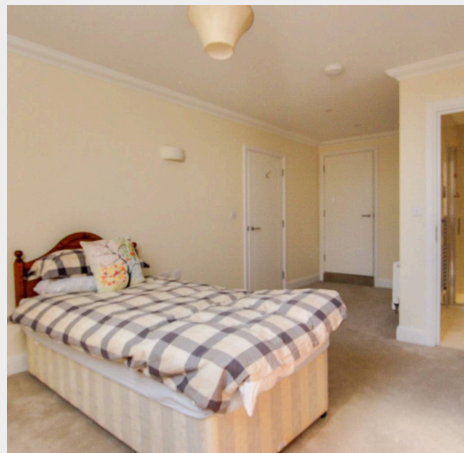


Fleur de Lis is located next to the Police Station in Bolnore Road just off Muster Green, approximately 400 yards to the west of the Broadway and the town centre. The Miller & Carter Steakhouse Restaurant (The Sergison Arms pub) is virtually across the road. Beech Hurst Gardens with its tennis courts, bowling club, miniature steam railway and restaurant is within 100 yards. Open countryside with woodland is also close by. The Dolphin Medical Centre is also within 200 yards. The town centre and trendy Broadway has an extensive range of shops, restaurants, cafes and bars. A regular bus service runs close by linking with the town, hospital and neighbouring districts. The railway station is just over half a mile distant and provides fast commuter links to London (London Bridge/Victoria 45 mins), Gatwick airport 15 mins and Brighton 20 mins.

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

**Distances (in approximate miles):**

Haywards Heath Railway Station 0.5 miles (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Princess Royal Hospital 1.5 miles, A/M23 at Bolney 5 miles, Gatwick Airport 14 miles, Brighton Seafront 19 miles







**Approximate Gross Internal Floor Area 1038 sq. ft / 96.40 sq. m**

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## Mansell McTaggart Haywards Heath

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