

the floorplan...



Apartment 29	Metric	Imperial
Kitchen	2.4 x 2.4	7'10.5" x 7'10.5"
Living Room	6.2 x 3.0	20'4.1" x 9'10.1"
Bedroom	5.1 x 3.0	16'8.8" x 9'10.1"
Total	53.1 sqm	571.6 sq ft

PLEASE WATCH THE VIDEO

A spacious 1 bedroom 2nd floor apartment in this luxurious retirement complex within a short level walk of the town centre, restaurants, Beech Hurst Gardens and countryside.

£310,000

29 Fleur de Lis
2 Bolnore Road
Haywards Heath
West Sussex RH16 4WH



more details from...

call: Haywards Heath office: 01444 456431
email: hh@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

MANSELL
McTAGGART
Trusted since 1947

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



MANSELL
McTAGGART
Trusted since 1947

in brief...

- PLEASE WATCH THE VIDEO
- 1 bedroom apartment in high quality retirement complex
- Wonderful residents' facilities and good security
- Residents' lounge, guest apartment, pretty gardens and the services of the friendly concierge
- 24 hour Tunstall care line system
- Lounge and generous double size bedroom
- Beautiful kitchen with granite worktops and integrated appliances
- Beautiful shower room
- Parking spaces in gated car park cost £250 per year subject to availability
- For sale with no onward chain
- EPC: B
- Council Tax Band: B



in more detail...

A spacious 1 bedroom 2nd floor apartment in this luxurious retirement complex within a short level walk of the town centre, restaurants, Beech Hurst Gardens and countryside.

The Fleur de Lis complex was built in 2016 by Renaissance Retirement to a very high standard and has a very luxurious feel with wonderful communal hallways, a large residents' lounge with kitchen where several events are hosted, a guest apartment which can be used for a small nightly charge, pretty gardens and the services of the friendly concierge.

The block is entered via a secure entry system and the apartment can be accessed via the staircase or lift service to the second floor.

The accommodation comprises: an entrance hall with utility cupboard, a sitting room with door into a separate kitchen which is beautifully fitted with a range of modern cabinets, integrated appliances and granite worktops, a very spacious bedroom and a beautiful shower room with oversized shower cubicle.

Tenure: Leasehold - 125 years from 1st February 2016

Ground rent: £525 per annum

Service charge: £1,907 per half year

Managing agents: Rendall and Rittner Ltd, Portsoken House, 155–157 Minories, London, EC3N 1LJ tel: (020) 7702 0701 Contact Fernando (07983) 959082

Concierge: Andree King - T: (07971) 581703



the location...

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 Sergison Arms (Miller & Carter Steakhouse Restaurant) and Beech Hurst Gardens with its tennis courts, restaurant, children's play areas and miniature steam railway are both 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 have an extensive range of shops, restaurants, cafes and bars and is within a very pleasant walk across Muster Green which was the battleground in 1642 between the Roundheads and the Cavaliers during the English Civil War. 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 Warminglid.

Distances (in approximate miles)
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