

the floorplan...



Apartment 35	Metric	Imperial
Kitchen	3.9 x 3.0	12'9.5" x 9'10.1"
Living Room	6.3 x 4.7	20'8.0" x 15'5.0"
Bedroom	7.2 x 3.5	23'7.5" x 11'5.8"
Total	88.2 sqm	949.4 sq ft

PLEASE WATCH THE VIDEO

An enormous (950 ft.²/88.2 m²) 1 bedroom top floor south and west facing apartment in this luxurious modern retirement complex on the edge of the town centre close to the shops, station restaurants and Beech Hurst Gardens

£400,000
Leasehold

35 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

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in brief...

- PLEASE WATCH THE VIDEO
- Sunny top floor apartment of 950 ft.²/88.2 m²
- Lift service and staircase to all floors
- Very spacious L shaped living room
- One of the biggest kitchens in the building
- Kitchen has granite worktops & integrated appliances
- Very big bedroom with fitted en-suite dressing room
- Very large shower room
- Electric heating to radiators
- Double glazed windows
- Many extra facilities for residents and guest suite
- Gardens and parking spaces to rent
- EPC: B Council Tax Band: B



in more detail...

An enormous (950 ft.²/88.2 m²) 1 bedroom top floor south and west facing apartment in this luxurious modern retirement complex on the edge of the town centre close to the shops, station restaurants and Beech Hurst Gardens.

Mansell McTaggart sold these apartments when brand-new just a few years ago and this particular apartment occupies one of the sunniest positions in the building with aspects to the south and west. It is the biggest of the one bedroom designs and, is in fact, bigger than many two bedrooms flats.

The property would ideally suit someone that is downsizing and wants spacious rooms with luxurious standards in a secure environment easy for the shops and local countryside. The owner has had several additional cupboards fitted in the sitting room and the large walk-in dressing room has been fitted out by Sharps Bedrooms with an excellent range of wardrobes and a clever mirror cabinet fitted in the bathroom.

The service charges at Fleur de Lis are reasonable in comparison than the similar developments locally which is mainly due to having slightly smaller gardens but residents enjoy excellent facilities including a furnished residents' drawing room, a guest suite which can be rented for £20/£25 per night for single/double occupancy, a 24 hour care and support system and the services of the friendly concierge.

The block is entered via a secure entry system and the car park has electronic gates for which spaces can be rented for £250 per year (subject to availability)

Tenure: Leasehold -125 years from 01.02.16

Ground rent: £595 per annum

Service charge: £4,339 per annum

Managing agents: Rendall and Rittner Ltd, Portoken House, 155–157 Minories, London, EC3N 1LJ tel: (020) 7702 0701
Contact Fernando (07983) 959082
Concierge: Andree King - T: (07971) 581703

NB. This information is believed to be correct. However, intending purchasers should check with the managing agents before proceeding.



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 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, restaurant and children's play areas are both within 100/150 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. 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