



**Flat 22, Princess Court**  
Gordon Road, Haywards Heath, RH16 1EF

## Flat 22, Princess Court

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**£200,000 Leasehold**

This exceptional 1 bedroom top floor flat forms part of a popular purpose built development in a central location. The accommodation comprises; living/dining room opening onto a kitchen complete with built-in appliances, bedroom with double wardrobe, airing cupboard housing recently installed hot water cylinder and a large fully tiled bathroom with white suite, ladder towel warmer/radiator and ceiling downlighters. The flat is finished with white slatted blinds, a modern grey carpet, electric radiators and double glazed window. The property also has the benefit of a telephone entry system, an allocated parking space and communal park. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor with a potential rental income of approximately £975 per calendar month (providing a gross yield of approximately 5.12%)

Princess Court occupies a very convenient location just a short walk to the mainline railway station offering a fast and frequent service to London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are in the immediate vicinity whilst the town centre is within easy reach offering a wide range of shops and an array of restaurants. The A23 lies about 5 miles to the west of the town providing a direct to motorway network, Gatwick Airport is 13 miles to the north and the cosmopolitan city of Brighton and the coast is 15.6 miles distant.

**Ground Rent:** £200 per annum.

**Service Charge:** £1,261.41 per annum.

**Lease:** 125 years from 2004.

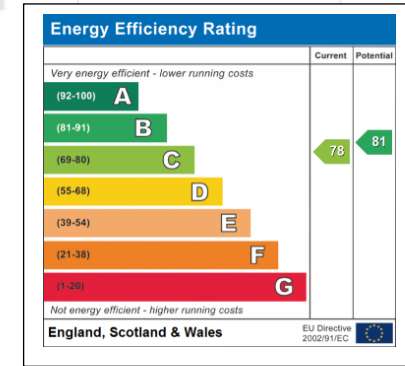
**Managing Agents:** Grange Management, Telephone: 0845 3303444. Email: [info@grangemanagement.com](mailto:info@grangemanagement.com)







**Approximate total area<sup>(1)</sup>**  
409.57 ft<sup>2</sup>  
38.05 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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