



**25 Princess Court**  
Gordon Road, Haywards Heath, RH16 1EF

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£280,000

This exceptionally spacious ground floor apartment forms part of a recently constructed purpose built development set in its own well kept grounds. The extremely well presented accommodation has the benefit of double glazing and electric heating and features include 2 double bedrooms, a refitted en suite bathroom to the main bedroom, shower room and an excellent open plan living room with fitted kitchen complete with appliances. The block has a security door entry phone system and there is an allocated car parking space plus bike store. 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 about £1,000 - £1,100 per calendar month (providing a gross yield of approximately 4%).

Princess Court occupies a favoured convenient position just a short walk to Haywards Heath mainline station providing a fast and frequent commuter service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Waitrose and Sainsburys superstore are in the immediate vicinity whilst the town centre is within easy reach with its wide range of shops and an array of restaurants in The Broadway. The A23 lies about 5 miles to the west providing a direct to



motorway network, Gatwick Airport is 13 miles to the north, the cosmopolitan city of Brighton and the coast is 15.4 miles to the south, whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR APARTMENT

**Entrance Hall** Door entry phone. Electric fuse box. Cupboard housing direct unvented storage cylinder for hot water, ample shelving.

### Open Plan Living Room With Kitchen

**Living Room** 19'3" x 10'11" (5.89m x 3.35m) TV/Satellite/FM aerial point. Telephone point. Double glazed window. Slimline electric wall heater. Opening to:

**Kitchen** 11'4" x 5'6" (3.46m x 1.70m) Fitted with an attractive range of white painted units comprising inset bowl and a half sink with mixer tap, extensive adjacent laminate worktops and upstands, cupboards, drawers and wine rack under. Integrated Beko **washing machine** and slimline **dishwasher**. Fitted Siemens brushed steel **electric oven** with Siemens **4 ring halogen hob**, brushed steel splashback and extractor hood over. Good range of tall wall cupboards. Integrated tall Neff **fridge/freezer**. Double glazed window. Wood effect vinyl flooring.

**Bedroom 1** 11'11" x 15' (3.63m x 4.60m) TV/Satellite/FM aerial points. Double glazed window. Slimline electric wall heater.

**En Suite Bathroom** Recently refitted with white suite comprising bath with mixer tap and shower attachment, close coupled wc, pedestal basin with single lever mixer tap. Shaver point. Extractor fan. Ceiling downlighters. Part tiled wall, fully tiled around bath. Decorative vinyl flooring.

**Bedroom 2** 11'2" x 9'9" (3.42m x 3m) Double glazed window. Slimline electric wall heater.

**Shower Room** Recently installed white suite comprising walk-in shower with overhead and hand held fittings, glazed screen, pedestal basin with single lever mixer tap, close coupled wc. Shaver point. Extractor fan. Ceiling downlighters. Electrically heated ladder towel/radiator. Part tiled walls. Vinyl flooring.

## OUTSIDE

**Allocated Parking Space** No. 25.

**Communal Children's Play Area, Bike & Bin Stores**

## OUTGOINGS

**Ground Rent** £200 per annum.

**Service Charge** £518.20 for half year (to be verified).

**Lease** 125 years from January 2004.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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