



**Woodcote House, Bolnore Village, Haywards Heath, RH16 4GQ, RH16 4GQ**  
**O.I.R.O £220,000 Leasehold**



**Woodcote House, Bolnore Village, Haywards Heath, RH16 4GQ, RH16 4GQ**

**O.I.R.O £220,000 Leasehold**

- Mainline railway station in Haywards Heath with excellent services to London and South Coast..
  - Jack & Jill Bathroom
  - Gated development
- Approximately 1.5 miles from the vibrant town centre.
  - Close to village shops
- Modern Open plan Lounge/Kitchen with Juliette balcony
  - Double bedroom with storage
  - One allocated parking space
  - Security entry to Woodcote House
  - Excellent rental possibility achieving £975pcm

This ground-floor apartment is located in the popular Bolnore Village Development, close to local shops and amenities. It offers a practical and convenient living space ideal for individuals or couples.

**Living Area:** The apartment enjoys a good-sized open-plan living room and kitchen, with a Juliette balcony bringing in natural light.

**Kitchen:** Comes with integrated fridge/freezer, plumbing and space for a freestanding washing machine, and an electric oven with hob.

**Bedroom:** A double bedroom featuring built-in storage and access to the bathroom.

**Bathroom:** A Jack & Jill bathroom accessible from both the bedroom and entrance hall.

**Storage:** Additional storage cupboard in the entrance hall.

**Parking:** One allocated parking space in a gated car park.

**Security:** Entry system to the apartment for added security.

**Location Benefits:**

Situated in the heart of Bolnore Village, the apartment benefits from being close to essential amenities and offers a community feel. It's ideal for those looking for convenience and a simple lifestyle or a great rental investment generating a gross rent £975pcm.

Council Tax Band: C (£1794.76 2022/2023)

Mid Sussex District Council

EPC: 'C'

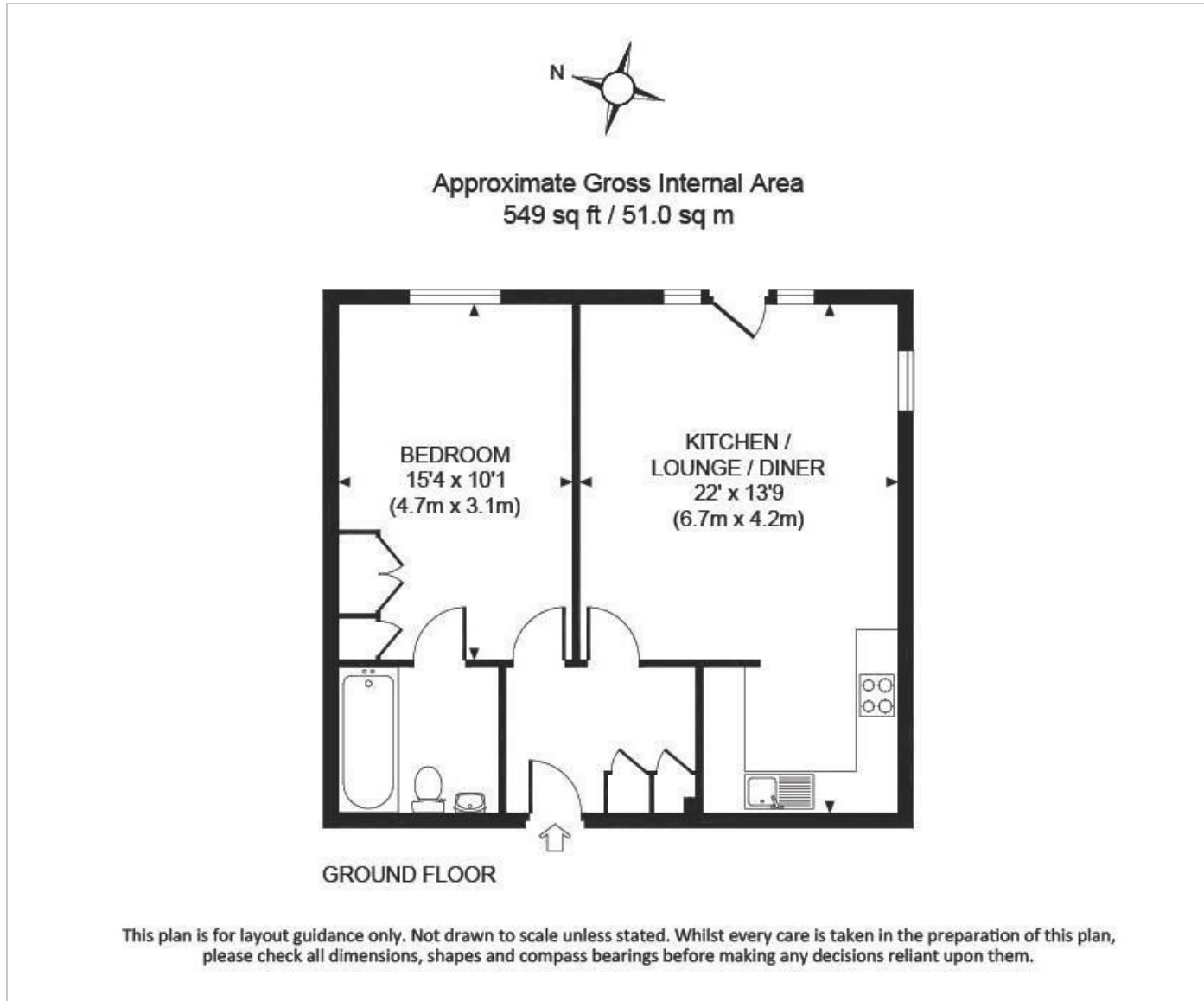
Lease term: 125 years from 2005

Ground Rent: £125 PA

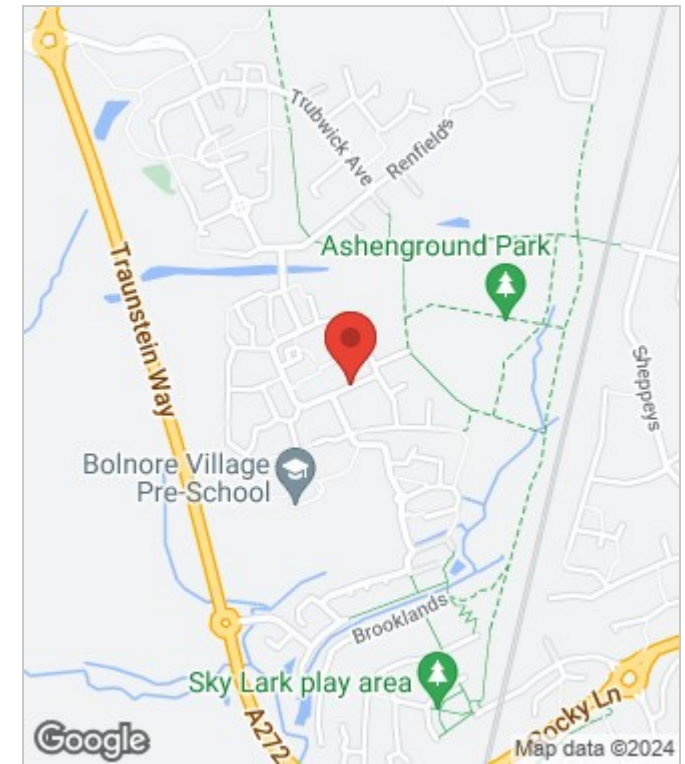
Service Charge: £1600 PA



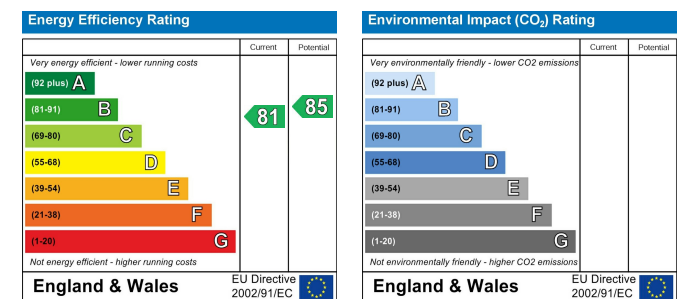
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.