



9 Clevelands, Perry Mount Road, Haywards Heath, West Sussex, RH16 3BA

£165,000 Leasehold - Share of Freehold



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Duffy & Co proudly presents an ideal investment opportunity or an ideal first purchase with this well-maintained studio apartment situated in Cleveland's, a prime location in Haywards Heath.

Nestled right next to the mainline station and with the convenience of Waitrose supermarket just a stone's throw away, this property ticks all the boxes for those seeking accessibility and ease of living. Currently occupied under an Assured Shorthold Tenancy (AST) with a content tenant in place

This conveniently located property offers great access to the main line station as well as being on the door steps of Waitrose supermarket with the additional benefit of an allocated off road parking space and visitor parking.

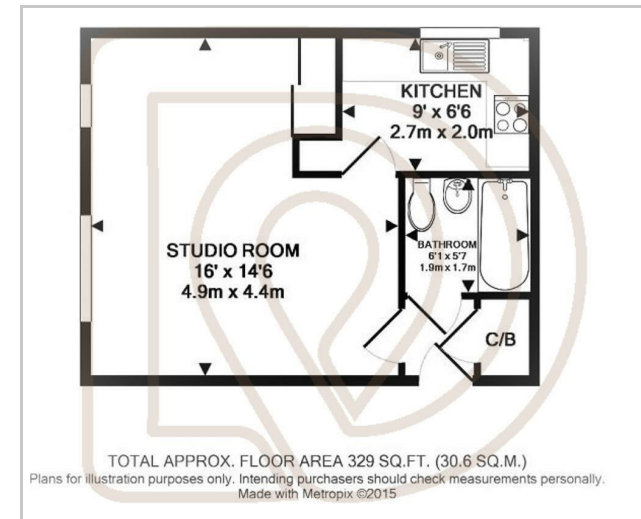
The property has been well maintained by the current owner and is currently rents for £700PCM achieving an approx. gross yield of 5.1% or would make an ideal first time buyers apartment.

The property is neutrally decorated with modern grey carpets and light grey walls, a good sized separate fitted kitchen with plumbing and space for washing machine and free standing fridge freezer. There is also a part tiled bathroom comprising of low level WC, hand basin and bath with shower above and a useful storage cupboard in the small entrance hall.

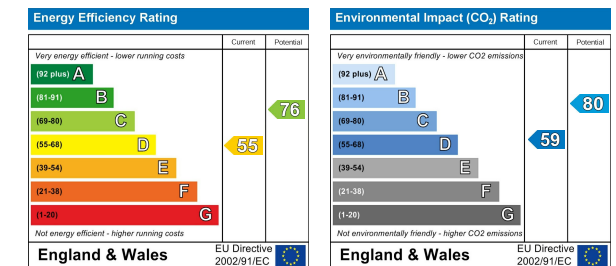
Not only is the property a very short walk to the local amenities but it further benefits from one allocated parking space.

Currently let to a content tenant paying £700PCM but this has a potential to achieve £775 to £825 PCM.

Information confirmed by owner.
 Leasehold and share of freehold
 125 years from 25 December 1988. - 90 years remaining
 Managing Agents - Hunters Estate and Property Management Limited
 Service Charge - March - September - £510.48 inc. reserve fund (£1020.96 pa)
 Ground Rent per annum - £75
 Parking: One allocated space
 Windows: Double glazed
 Heating: Electric



Energy Efficiency 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.