



**Molineux Place, Boltro Road, Haywards Heath**  
**£280,000 Leasehold**

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## 16 Molineux Place, Boltro Road, Haywards Heath, West Sussex, RH16 1BF

**£280,000 Leasehold**

- **Smart Two Double Bedroom Apartment**
  - **Main Bedroom with En-Suite**
    - **Modern Bathroom**
    - **Allocated Parking.**
    - **No Forward Chain**
- **Prime Location and Easy Walking Distance to Station**
  - **Open Plan Living Room/Kitchen**
    - **Lease 125yrs from 2005 / 101yrs Remaining.**
    - **The residents of Molineux Place are in the process of acquiring the freehold interest.**
  - **Ideal Buy To Let with a Potential Gross Rent Yield 5.57% @ £1300pcm.**

This exceptional first-floor apartment presents a perfect blend of modern living with convenience.

It features a open-plan living room, seamlessly integrating a well-equipped kitchen complete with modern appliances. Highlighting the living space are double-glazed doors that open onto a charming Juliet balcony, inviting ample natural light and offering an open feel.

The apartment includes two bedrooms, with the primary bedroom boasting an en-suite shower room and built in wardrobes. The second bedroom is versatile and ideal for guests or as a home office, complemented by a separate, well-appointed bathroom.

Efficiently heated through a combination gas fed boiler to radiators and double glazed windows, this apartment ensures comfort year-round. Security is prioritized with a door entry phone system, adding an extra layer of peace of mind.

Externally, the property benefits from one designated car parking spaces and bike storage. This apartment is particularly appealing for first-time buyers or buy-to-let investors, with a potential rental income of approximately £1,200 - £1,300 per month, it offers a promising gross yield of about 5.57% approx.

Located in a desirable central area, the apartment is just a short walk to the nearby Broadway that offers a variety of restaurants and bars, while the town centre, Dolphin Leisure complex, and local superstores like Waitrose and Sainsbury's provide all necessary amenities.

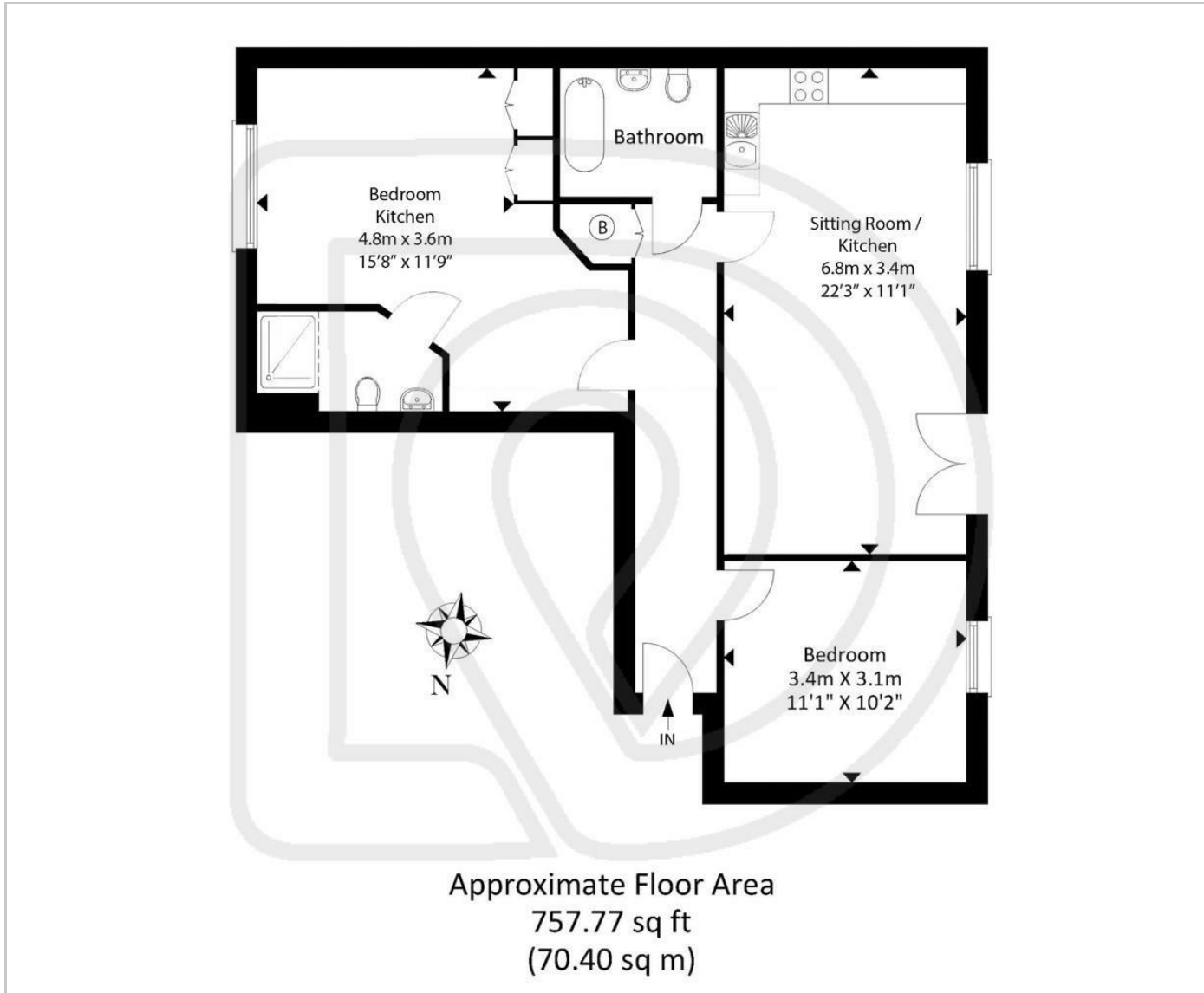
Haywards Heath station is also located a short walk away and offers a fast and frequent service to central London, Brighton on the South Coast. Additionally, the A23 is conveniently close, providing direct access to the motorway network, Gatwick Airport, and the vibrant city of Brighton.

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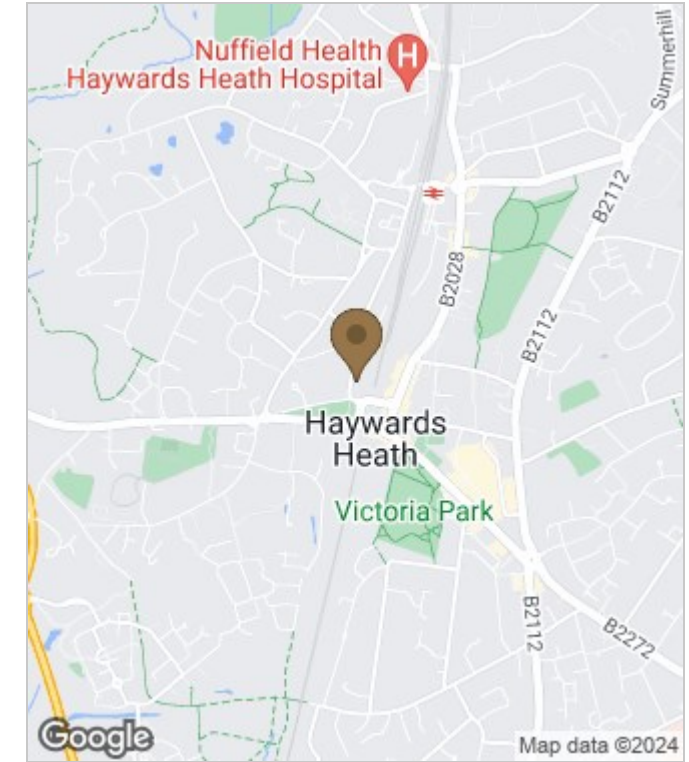
Lease: 125 yrs from 2005 / 101yrs Remaining.  
Ground Rent: £100 pa approx.  
Service Charge: £1000 pa approx.  
Managing Agent: Hunters group, Burgess Hill.



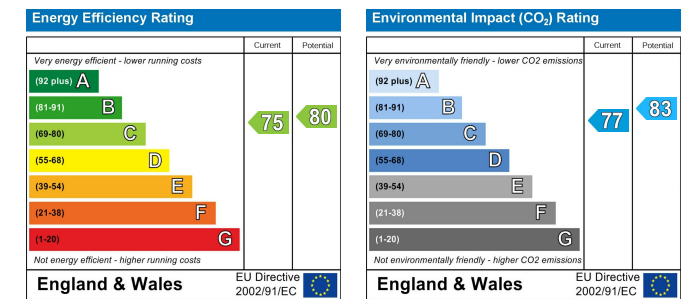
## Floor Plans



## Area Map



## Energy Performance Graph



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