

FOR SALE



Trevelyan Place, Heath Road

2 Bedrooms, 2 Bathroom, Apartment

Guide Price £270,000



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- 2 Bedrooms
- En-Suite Shower Room
- Separate Bathroom
- Living Room
- Fitted Kitchen

PROPERTY DESCRIPTION

This well presented ground floor apartment being one of the larger units on the development forms part of the exclusive Trevelyan Place development constructed approximately 25 years ago by Barratt Homes. The bright and well presented accommodation has the benefit of gas central heating and double glazing and incorporates a good size living room, a well fitted kitchen complete with oven and hob, 2 bedrooms one with en-suite shower room to the main bedroom plus a bathroom. There is an allocated car parking space adjacent to the block plus visitors parking and there is security door entry. The apartment is ideal for a first time buyer, those wishing to downsize or a buy to let investor with the potential rental income of approximately £1,250 per calendar month (providing a gross yield of approximately 5.56%).

Situated in this much favoured central location lying between Heath Road and Church Road just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and to the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are close at hand and there are several parks in the immediate locality. The A23 lies just over 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is 13.2 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south, whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

The property is currently tenanted and will have vacant possession.

No onward chain





GROUND FLOOR APARTMENT

OUTSIDE

Allocated Car Parking Space.
Cycle Shed and Bin Store

Communal Gardens: Arranged mainly as well kept lawns planted with a variety of trees.

OUTGOINGS

Service Charges for 2024/2025 tax year	£2,118.42
Paid in two instalments	
Ground Rent	£ 346.70
Paid in two instalments	

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The Property is currently tenanted and will have vacant possession on completion

Council Tax Band 'D' £2336.60 (2025/2026)

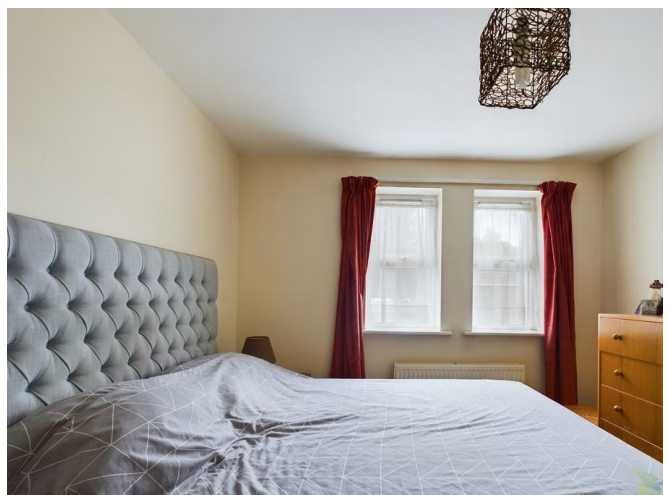
Managing Agents: First Port Services Marlborough House, Wigmore Place, Wigmore Lane, Luton, Bedfordshire, LU2 9EX. Tel:

EICR Valid until 24.11.2025
Gas Safety Valid until 1.02.2026
EPC Valid until 11.11. 2028

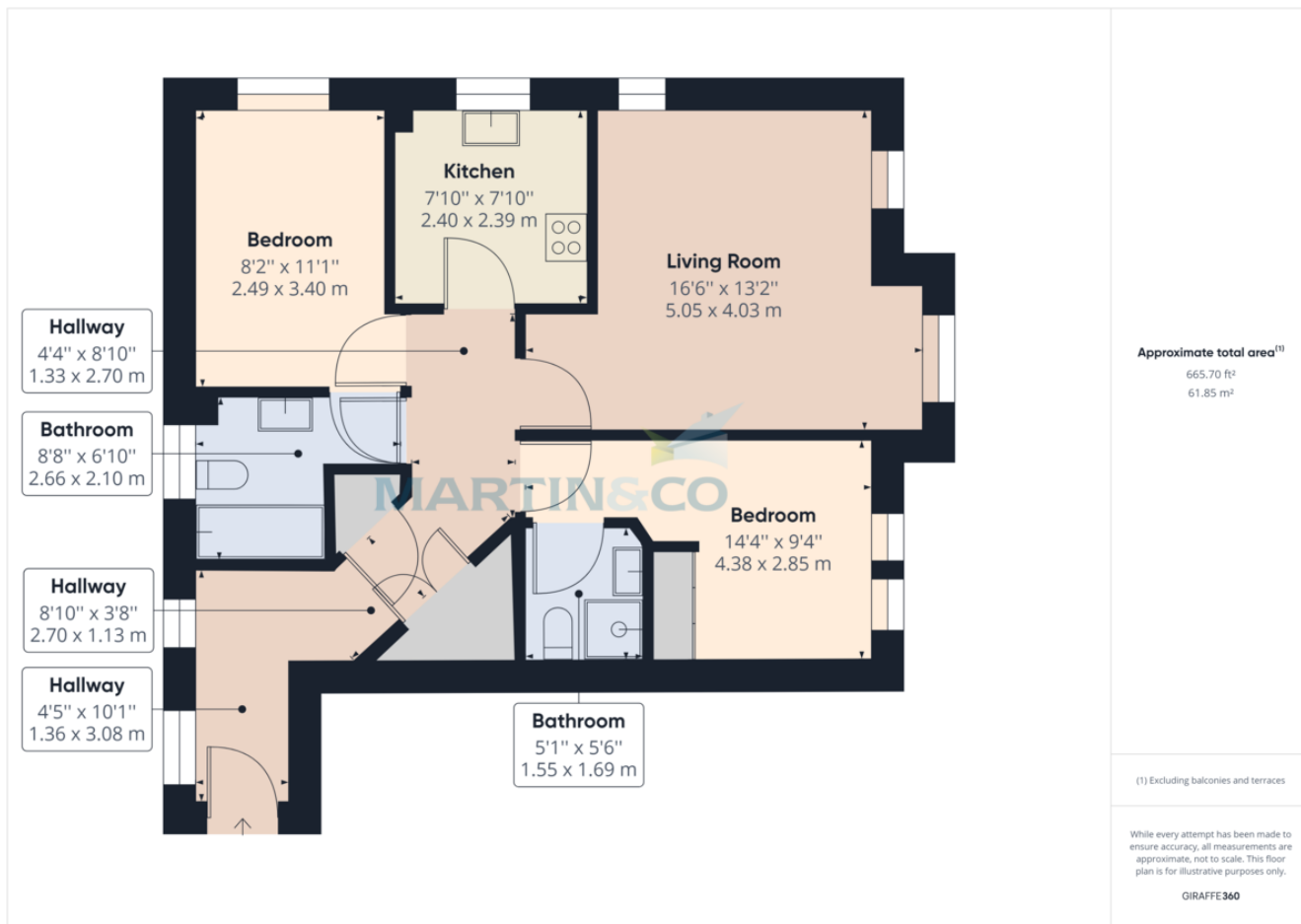
Services

Gas
Water
Mains Drainage
Electric

TENURE :Leasehold : Lease: 125 years from May



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.