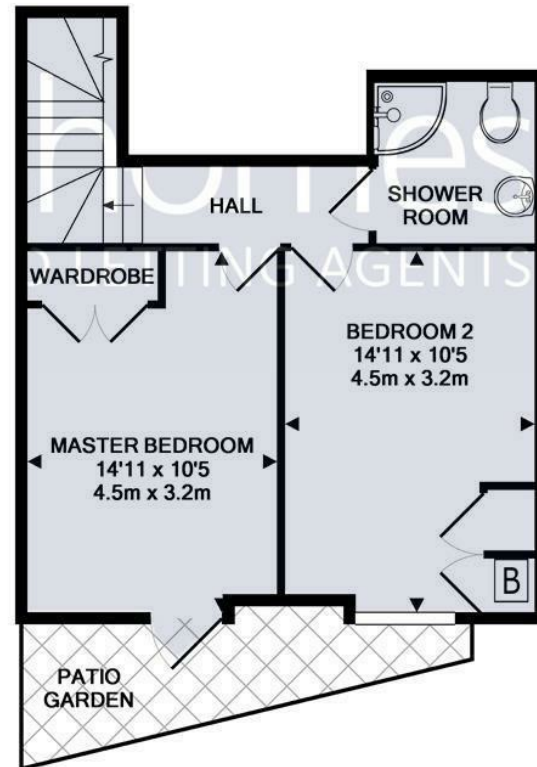


GROUND FLOOR



BASEMENT LEVEL

TOTAL APPROX. FLOOR AREA 1085 SQ.FT. (100.8 SQ.M.)
 Plans for illustration purposes only. Intending purchasers should check measurements personally.
 Made with Metropix ©2019

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	



BRITISH
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AWARDS

2022

★★★★★

GOLD WINNER

PSP HOMES
SOUTH ENGLAND
(OVERALL)



'The Middie', 3 Station Quarter Apartments, Boltro Road, H. Heath, RH16 1BP

Guide Price £385,000 Leasehold



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VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
 Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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'The Middie', 3 Station Quarter Apartments, Boltro Road, H. Heath, RH16 1BP

What we like...

- * Stunning industrial-chic, warehouse style apartment - seldom available in Haywards Heath.
- * Slick, contemporary high specification with beautiful kitchen & bath/shower rooms.
- * 1,100 sq ft - an extremely spacious apartment over two floors.
- * Commuting convenience - a prime location just moments from the mainline station.
- * Completely individual - you are purchasing a complete one off.

Welcome to The Middie...

This stunning 'warehouse' apartment is a true one off and offers contemporary apartment living with pure commuting convenience. Combine that with the superior specification, this is an opportunity not to be missed. With accommodation extending to nearly 1,100 sq ft, split over two levels, this is the largest apartments within the development. The tone is set with the large hallway with study area which leads through to the quite stunning 21ft x 21ft L-shaped living/kitchen space that is perfect for entertaining and spacious & quite superb bathroom with freestanding bathtub & walk-in shower. Stairs lead down to two large double bedrooms, second shower room and an area of outside space.

The luxurious specification combines effortlessly with the 'industrial chic' features such as exposed brick, high ceilings, exposed steel beams and the refurbished former lift shaft to create a truly exceptional apartment. The bespoke kitchen is by the German company 'Rotpunkt' and supplied by the reputable 'Hamilton Stone Design' with integrated appliances whilst engineered oak flooring flows through the reception spaces. The bath/shower rooms are sleek & fully tiled with the contemporary spec providing a touch of class.

The Location...

Station Quarter Apartments is a former print works that was imaginatively and painstakingly converted in 2013. The development is a hidden gem and enjoys a most convenient location situated within a two minute walk of Haywards Heath's mainline station, which provides fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins), Gatwick International Airport (20 mins) and Brighton (20 mins).



Local amenities within walking distance include both Waitrose and Sainsbury's Superstores, Dolphin Leisure Centre and 'The Broadway', which is the town's social hub with its array of bars & restaurants. Further shopping facilities can be found at 'The Orchards Shopping Centre' in Haywards Heath's town centre which is only a half-mile distant. By car, surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying approximately 5 miles west at Warninglid/Bolney.

The Finer Details...

Title Number: WSX375805

Tenure: Leasehold

Managing Agents: GQ Property Management Ltd, 38 Corbidge Court, Glaisher Street, Greenwich Quay, London SE8 3ES

Lease: 125 years from 2015

Service Charge: £1,781.45 (2020)

Ground Rent: £450 p.a.

Warranty: Premier New Homes Guarantee (10 Years from 2015)

Council Tax Band: D

Available Broadband Speed: Ultrafast 910 mbps

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally.

