



**Flat 7 Turnpike Court, Hett Close, Ardingly, RH17 6GQ**

Guide Price **£465,000 Leasehold**

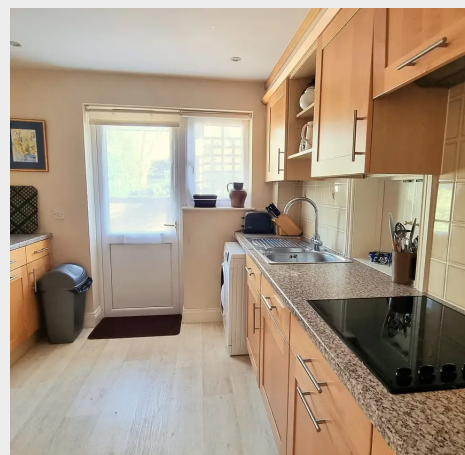
Mansell McTaggart Lindfield



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## \*PLEASE WATCH VIEWING VIDEO\*

- A spacious 2 Double Bedroom Ground Floor Retirement Apartment (60 years+) **NO CHAIN**
- 1,170 sq ft apartment tucked away in the heart of Ardingly + Private Patio Gardens + Garage
- Purpose built development of only 19 properties built by English Courtyard Association in 2002 150 year lease (from 25.12.02)
- Security entrance front + inner doors. Front door into the Generous **Reception Hall** + storage
- **Cloak/Shower Room** with fitted white suite
- **Bedroom 1** airing cupboard and walk-in closet
- **En-Suite Bath/Shower Room**
- **Bedroom 2** built-in wardrobes
- **Kitchen** with built-in units and appliances, work surfaces and door out to the Side Patio
- Open plan Triple aspect **Sitting / Dining / Garden Room** generous room with doors out to front Patio
- Electric underfloor heating + double glazed windows
- **Managing Agents:** Cognatum Property Limited, Pipe House, Lupton Road, Wallingford, Oxfordshire, OX10 9BS (Tel: 01491 821170)
- **Service Charge:** £1,961 per quarter (No Ground Rent)
- Personal alarm system in every property + Estate Managers + 2 Laundry Rooms + 2 Guest Suites + minibus for shopping trips



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**EPC Rating: C and Council Tax Band: F**

**LOCATION** - This attractive retirement property is located to the front of the Turnpike Court within Hett Close at the north eastern end of Ardingly High Street. The village has a traditional range of shops including a bakery and post office, several pubs, numerous sports clubs and leisure groups, highly regarded primary school and 180 acre Ardingly reservoir with numerous water sports. Also nearby are the Royal Botanic Gardens at Wakehurst Place, offering spectacular walks among beautifully kept gardens widely known as 'Kew in the country'. The South of England Showground holds several events throughout the year. The countryside surrounding the village is some of the most varied and beautiful in the Mid-Sussex area and is interspersed with footpaths and bridleways linking with the neighbouring districts and reservoir.

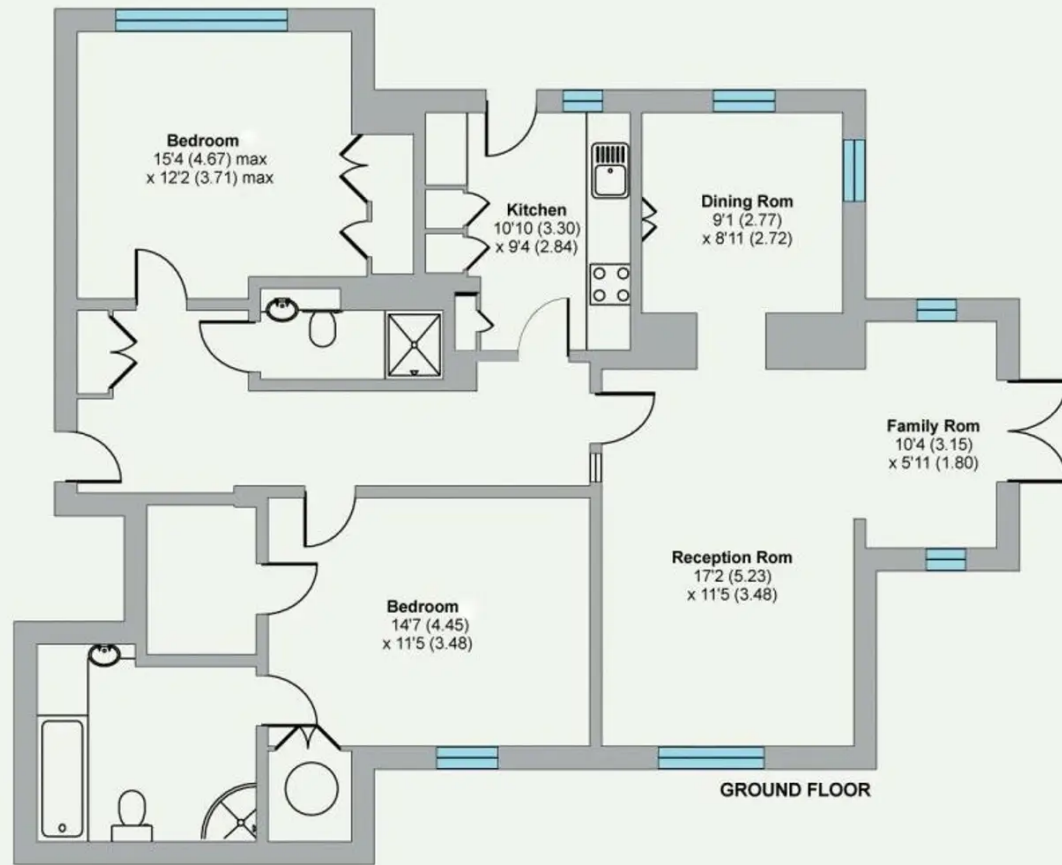
**STATION** - Haywards Heath mainline railway station is 4 miles to the south and provides fast commuter links to London (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins).

**BY ROAD** - access to the major surrounding areas can be swiftly gained via the B2028 and the A/M23 which lies approximately 6 miles to the north linking with Gatwick Airport and the M25.

**DISTANCES** - (approx miles) Lindfield High Street (3.4), Balcombe Station (3.5), Haywards Heath Station (4) and Gatwick Airport (12).



MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1170 SQ FT 108.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

## Mansell McTaggart Estate Agents

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