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**Flat 12 Turnpike Court, Hett Close, Ardingly, RH17 6GQ**

**Guide Price £375,000 Leasehold**





## Flat 12 Turnpike Court, Hett Close, Ardingly, RH17 6GQ

**\*PLEASE WATCH VIEWING VIDEO\***

A bright and airy 2 Bedroom Top Floor Retirement Apartment (60 years+) tucked away in the heart of Ardingly. South Facing Balcony + Garage. VACANT POSSESSION

Purpose built development of only 19 properties built by English Courtyard Association 2002 + long 150 year lease (from 25.12.02)

- **Security Entrance** + inner doors, stairs + lift to top floor
- Private front door into the generous **Reception Hall** with storage and extensive book shelving
- Open plan **Sitting / Dining Room** with double doors to balcony
- **Kitchen** fitted with a range of units and domestic appliances
- **2 Bedrooms** (both with built-in wardrobes)
- Modern re-fitted **Shower Room** (+ cupboard housing plumbing for washing machine)
- **Residents / Visitors Parking**
- Lawned **Communal Gardens** with colourful plants, flowers, shrubs, trees and seating areas
- **Alarm System** in every property
- **Estate Managers**
- **Laundry Room, Meeting Room + Guest Suite**
- **Minibus** for shopping trips
- Electric underfloor heating
- Double glazed windows





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EPC Rating: C and Council Tax Band: E

**Managing Agents** Cognatum Property Limited, Pipe House, Lupton Road, Wallingford, Oxfordshire, OX10 9BS (Tel: 01491 821170). **Service Charge:** £2,386 per quarter (No Ground Rent)

**LOCATION** - This attractive retirement property is located to the front of the Turnpike Court within Hett Close just off the High Street. The village has a traditional range of shops including a bakery + several pubs, leisure groups and 180 acre Ardingly reservoir. Also nearby are the Royal Botanic Gardens at Wakehurst Place offering spectacular walks, widely known as 'Kew in the Country' and the South of England Showground holds several events throughout the year.

**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).

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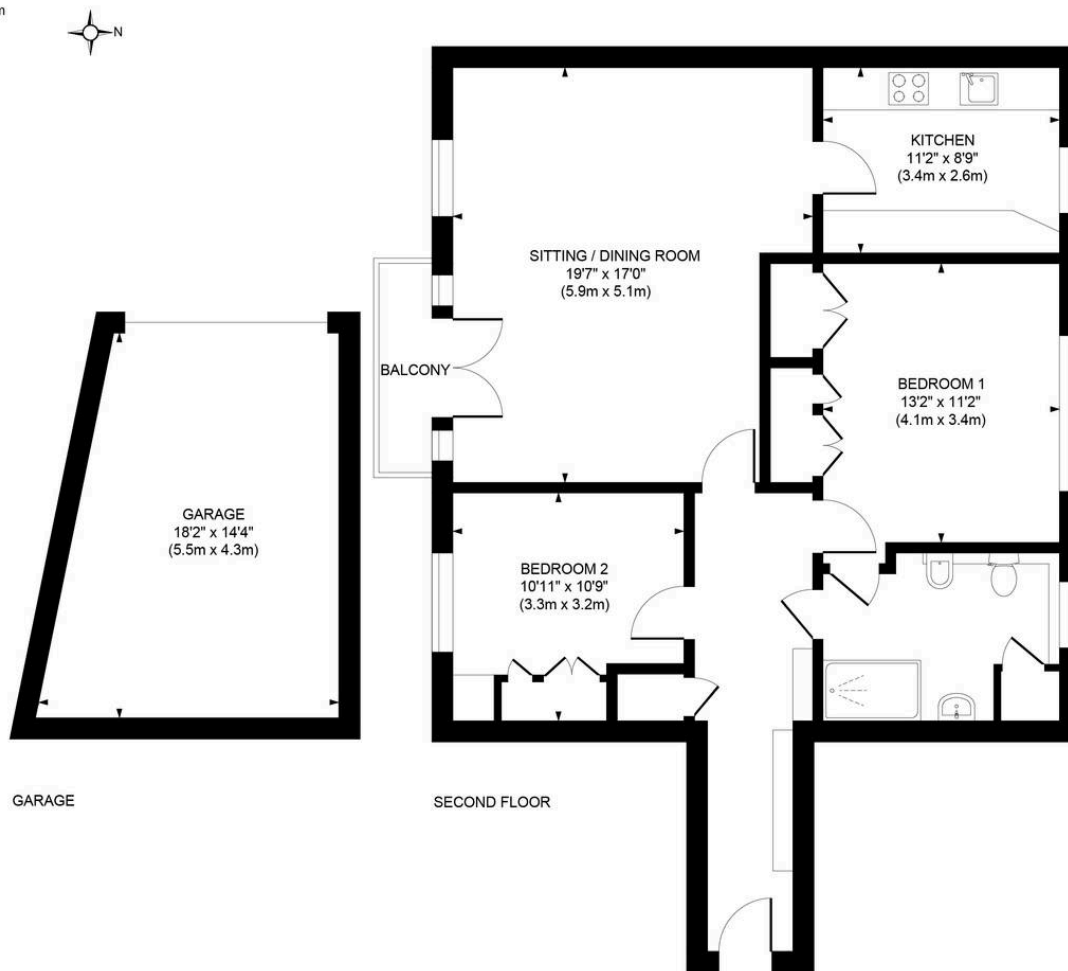


#### Approximate Gross Internal Area

Main House 914 sq. ft / 85.00 sq. m

Garage 225 sq. ft / 21.00 sq. m

Total 1139 sq. ft / 106.00 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

## Mansell McTaggart Estate Agents

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