



Flat 3, 6 Heath Square
Boltro Road, Haywards Heath, RH16 1BL

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Guide Price £200,000 Leasehold

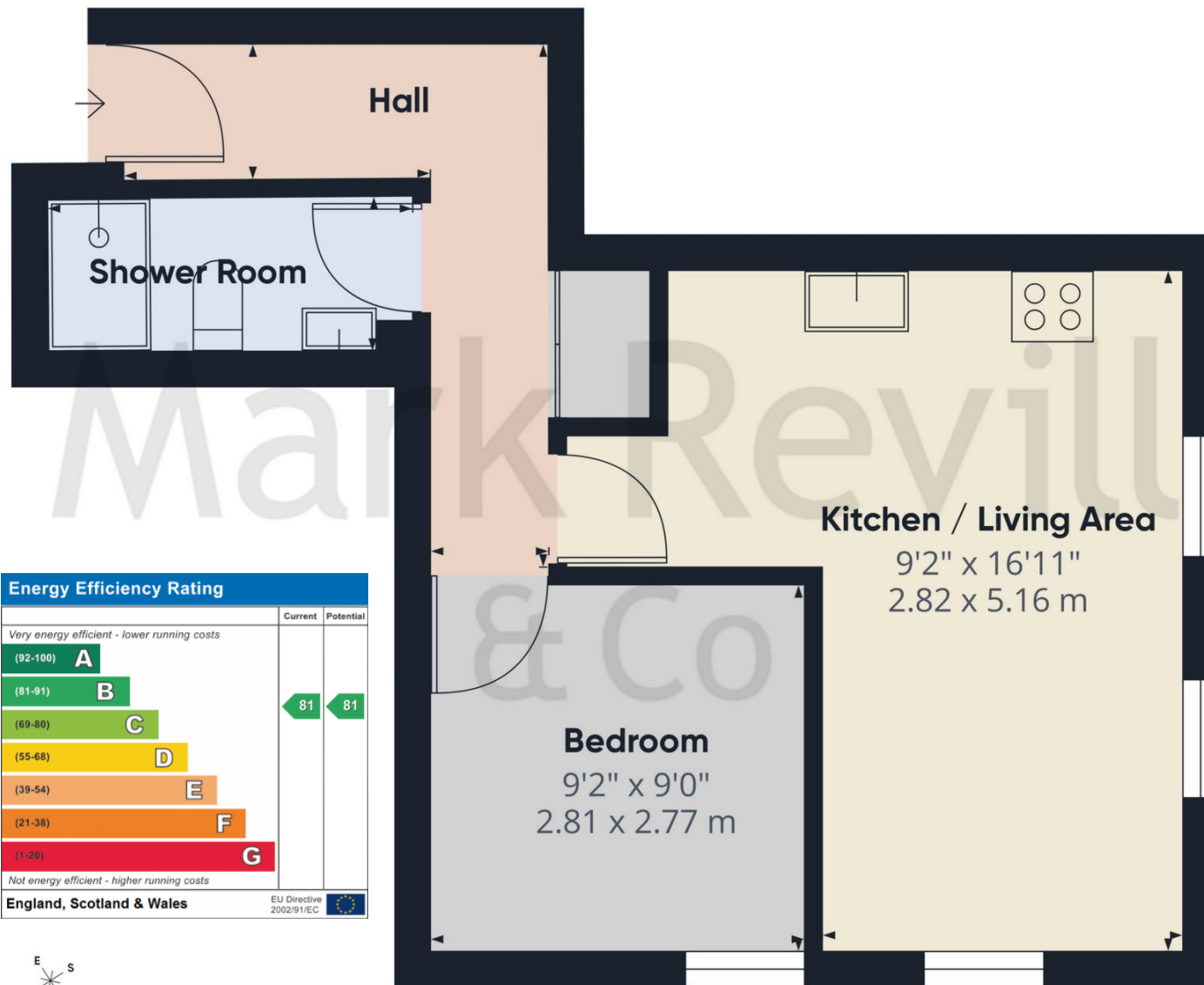
A superb one bedroom upper ground floor flat offered for sale with no onward chain. This lovely apartment is accessed with a few steps to the communal hall and has a fitted kitchen/living room with integrated fridge/freezer, washing machine and oven with induction hob and extractor canopy, along with a modern fully tiled shower room. Other notable features include laminate flooring to the hall, kitchen/living room, an allocated parking space, a video entry system, double glazed windows and an electric central heating system with radiators. The apartment is ideal for first time buyers or indeed investors having been previously let at around £950 pcm (yield 4.75%).

Situated in this much favoured central location just a very short walk to the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), Sainsbury's and Waitrose superstores, also the Dolphin Leisure complex are all in the immediate vicinity. The town centre is close at hand offering a wide range of shops and an array of restaurants in the nearby Broadway. The A23 lies approximately 5 miles to the west providing a direct route to the motorway network, whilst Gatwick Airport is about 15 miles to the north and the cosmopolitan city of Brighton is a similar distance to the south.

Ground Rent: £300 per annum
Service Charge: £1,600 per annum
Lease: 125 years from 1st January 2017







Approximate total area⁽¹⁾

390 ft²
36.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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