



29 Clover Court
Church Road, Haywards Heath, RH16 3UF

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Guide Price £115,000 Leasehold

This excellent first floor retirement flat forms part of an impressive purpose built development specifically designed for the active elderly offering the residents independence and security. The flat features a south facing living room with Juliet balcony overlooking the communal gardens, a white fitted kitchen, large bedroom with built in wardrobe and a modern shower room. The property has the benefit of an extended lease, double glazed windows and night storage heaters. Clover Court has a resident manager, a 24 hour emergency call system, phone entry system, a communal lounge with kitchen, laundry, lift access, attractive gardens and there is a guest suite available.

Clover Court is set well back from the road on level ground in this very convenient central location just a short walk of the town centre including The Orchards shopping thoroughfare, the main post office and Marks and Spencer. Also in the immediate vicinity are local churches, Victoria Park, several banks and a modern medical centre. Haywards Heath mainline railway station is less than 1 mile distant.

Ground Rent: £150 per annum.

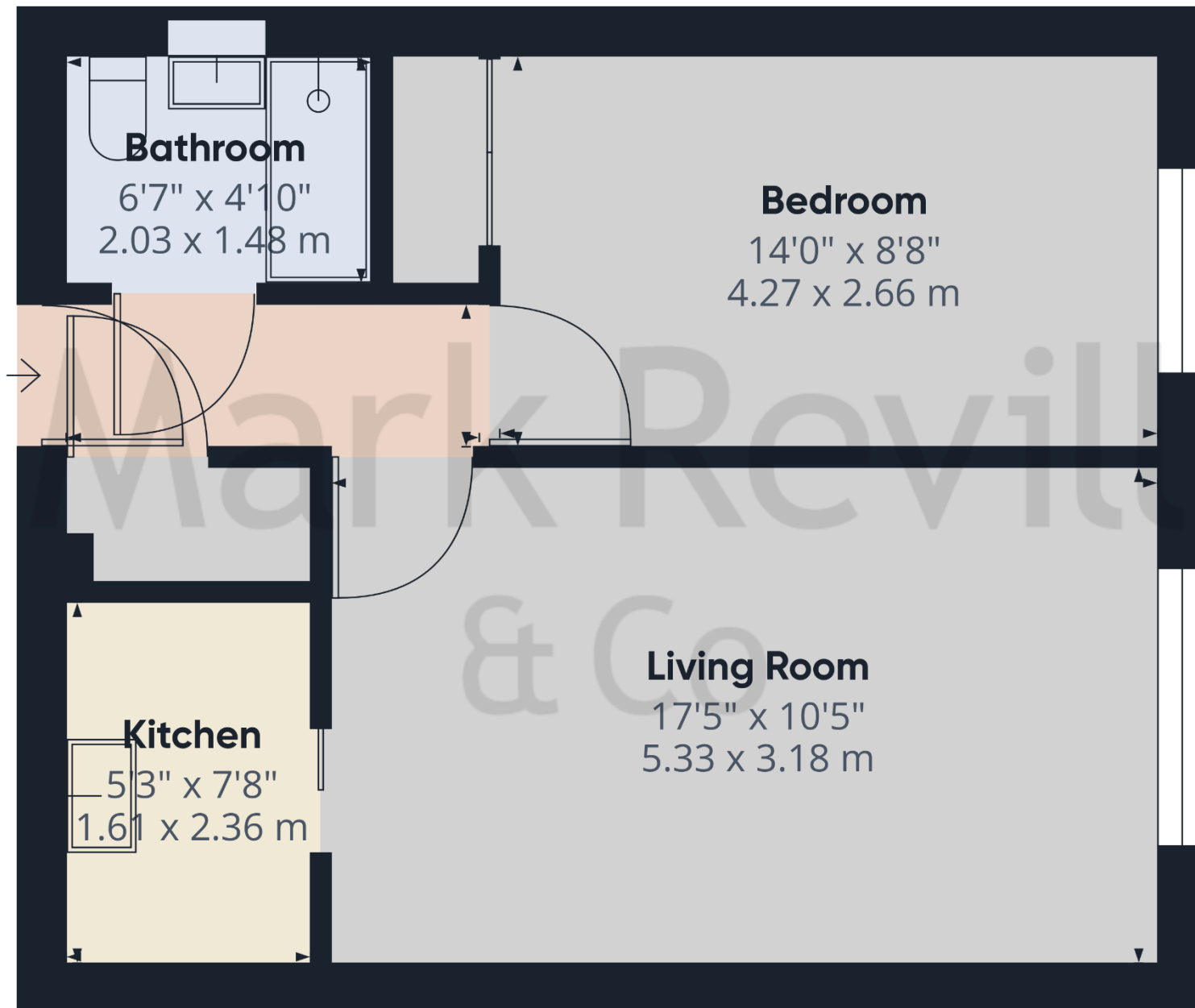
Service Charge: £3,205.32.

Lease: Extended to 2126.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			







Approximate total area⁽¹⁾

430.23 ft²
39.97 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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