



1 Laurel House, Great Heathmead, Haywards Heath, RH16 1FE  
GUIDE PRICE ... £160,000-£170,000 ... Leasehold with Share of Freehold

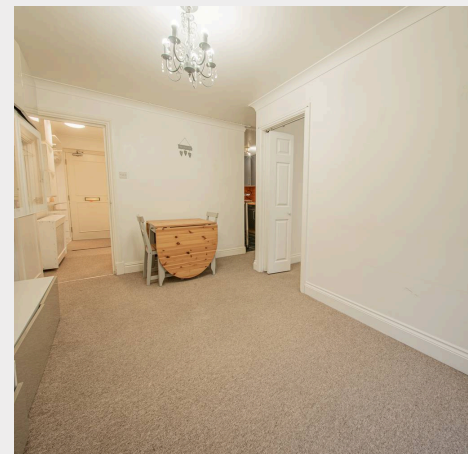


**MANSELL  
McTAGGART**  
Trusted since 1947



A very well presented ground floor garden flat of 364 ft.<sup>2</sup> in this highly desirable gated complex next to the station which was originally arranged as a studio apartment and has since been divided to create a separate bedroom with modern kitchen and bathroom fittings and patio doors onto the gardens.

- 1 bed garden flat in gated complex
- Modern fitted kitchen and bathroom
- Doors from lounge out to patio area
- Immaculate and neutral decor
- Allocated parking space (L1) in block
- Close to railway station, leisure Centre, Sainsbury's, Waitrose
- 10 minute walk to Broadway and main shops
- For sale with no onward chain
- EPC rating: C - Council Tax Band: B
- Tenure: 1/150th Share of freehold and the remainder of a 150 year lease from 1987
- Ground rent: currently £200 per year which doubles every 25 years – next review 2037
- Service charge: for the current year £1004.14 plus buildings Insurance of £144.91
- Managing agents: Graves Son & Pilcher  
T: (01273) 321123 [www.gsp.uk.com](http://www.gsp.uk.com)

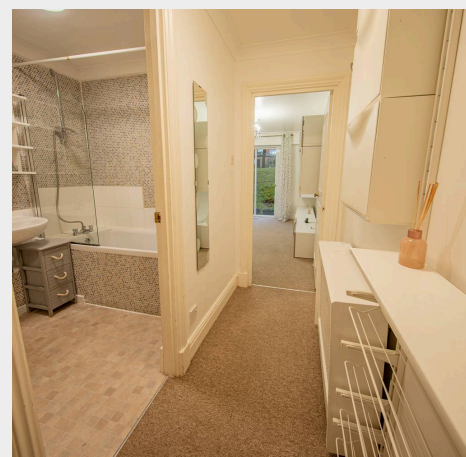


The property is located within the desirable Great Heathmead complex, situated off Milton Road close to Haywards Heath mainline station (300 metres of the apartment) and offers fast and regular services to London (Victoria and London Bridge 47 minutes), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Other nearby facilities include a Waitrose store (adjoining the station), a range of shops, restaurants and public house, a Sainsbury's superstore and the Dolphin leisure centre with its excellent sporting facilities.

The town centre is just over half a mile where there is an extensive range of shops, stores and an array of restaurants in the Broadway.

The town has several large parks and Blunts Wood is also close by.

By road, access to the major surrounding areas, Gatwick Airport and London can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at either Bolney or Warninglid.



## Ground Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



## Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South - RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

[www.mansellmctaggart.co.uk/branch/haywardsheath](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.