



14 Canton House
Great Heathmead, Haywards Heath, RH16 1FD

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Guide Price £200,000 - £210,000 Leasehold

This splendid second floor apartment forms part of Great Heathmead, an exclusive gated development set in its own well kept grounds. The bright, spacious and well designed accommodation has the benefit of double glazing, remote controlled slimline electric panel heaters and solid wood internal doors. The apartment has a fine living room with excellent range of storage cupboards, a comprehensively fitted kitchen/breakfast room complete with oven and hob, a double bedroom with a good range of wardrobes and a refitted bathroom with white suite. There is an allocated car parking space close by and the block has a door entry intercom. Residents of Great Heathmead enjoy the use of the communal gardens with barbecue area, a fitness room and a car wash facility. The flat would be ideal for a first time buyer, those wishing to downsize or a buy to let investor offering a potential rental income of £850 per calendar month (providing a gross yield of approximately 4.86%). CHAIN FREE

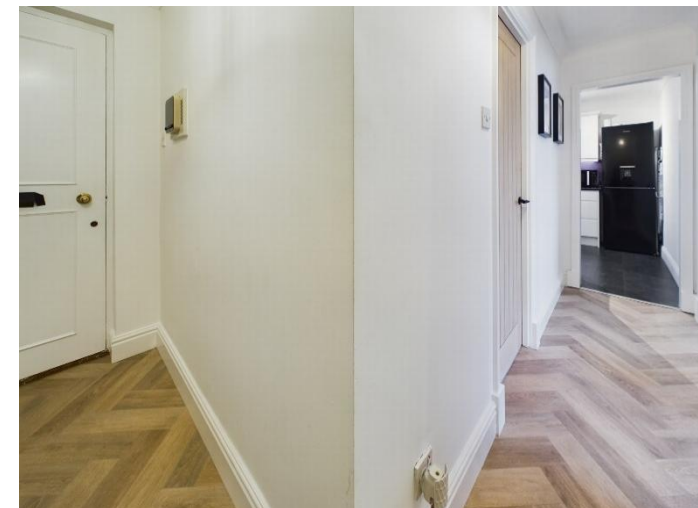
Great Heathmead is located just a short walk from Haywards Heath mainline railway station providing a fast and frequent service to central London (London Bridge/Victoria 42-45 minutes). The Dolphin Leisure complex, Waitrose and Sainsbury's superstores are in the immediate vicinity, whilst the town centre is close at hand with its wide range of shops including The Broadway with its array of restaurants and bars. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is just over 13 miles to the north and the cosmopolitan city of Brighton and the coast is 15.5 miles to the south.

Ground Rent: £200 per annum

Service Charge: £1,357 per annum

Lease: 150 years from 1987

**Managing Agents - Graves Son & Pilcher, Old Steine,
Brighton, BN1 1HU. Tel: 01273 321123**







Approximate total area¹⁰
495.13 ft²
46 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

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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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 **Mark Revill & Co**