



**MANSELL
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10 Barnden Close, Burgess Hill RH15 0TF
£300,000 Leasehold



10 Barnden Close

A well appointed 2 double bedroom ground and lower ground floor maisonette with a WEST FACING BALCONY and LARGE GARDEN, built in a small close, which is within walking distance of Burgess Hill Station and the town centre. The apartment forms part of a small contemporary development built in 2012 consisting of 4 blocks with 5 flats in each. The property is presented to the market with no ongoing chain.

- Entrance Hall & Cloakroom
- Kitchen
- Living/Dining Room
- Double Bedroom & Balcony
- Lower Ground Floor Bedroom
- Bathroom
- Allocated Parking
- Large West Facing Rear Garden
- Council Tax Band C & EPC Rating B



10 Barnden Close

The accommodation is spacious throughout and includes an entrance hall with a cloakroom leading off it, stairs leading down to the ground floor. The kitchen is well equipped and has integrated cooking appliances, plumbing for washing machine and space for fridge freezer, wood effect work surfaces and vinyl flooring. There is a large dual aspect living/dining room to the front and a double bedroom with double doors to a WEST facing balcony with open outlook.

On the ground floor, there is an understairs cupboard, airing cupboard, double bedroom with a good range of fitted wardrobes and a door leading to the garden. The bathroom is fitted with a white suite and has a window to the side.

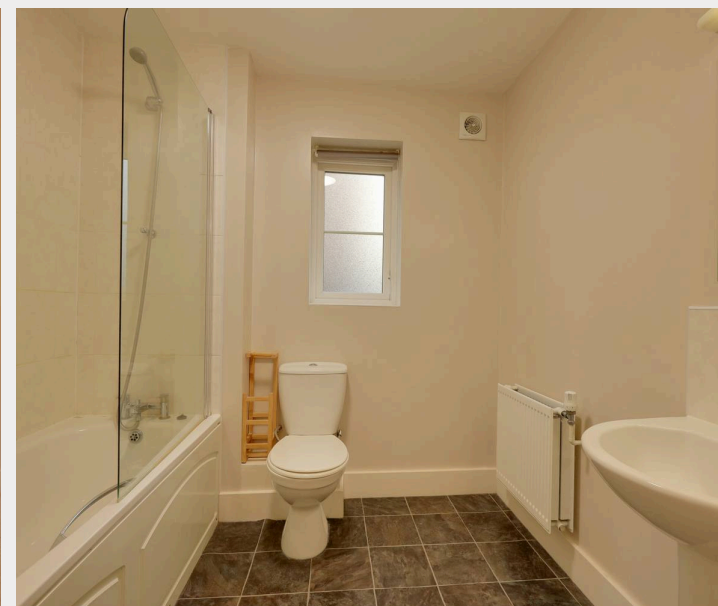
Outside, there is 50' x 34' west facing garden (including large side area) which is laid to patio patio with the remainder laid to lawn and all enclosed by wood panelled fencing. There is a side access gate. One allocated parking space labelled 'M' outside the block and there are visitors parking bays.

Benefits include gas fired central heating (the Worcester boiler is located in the kitchen) and double-glazed windows.

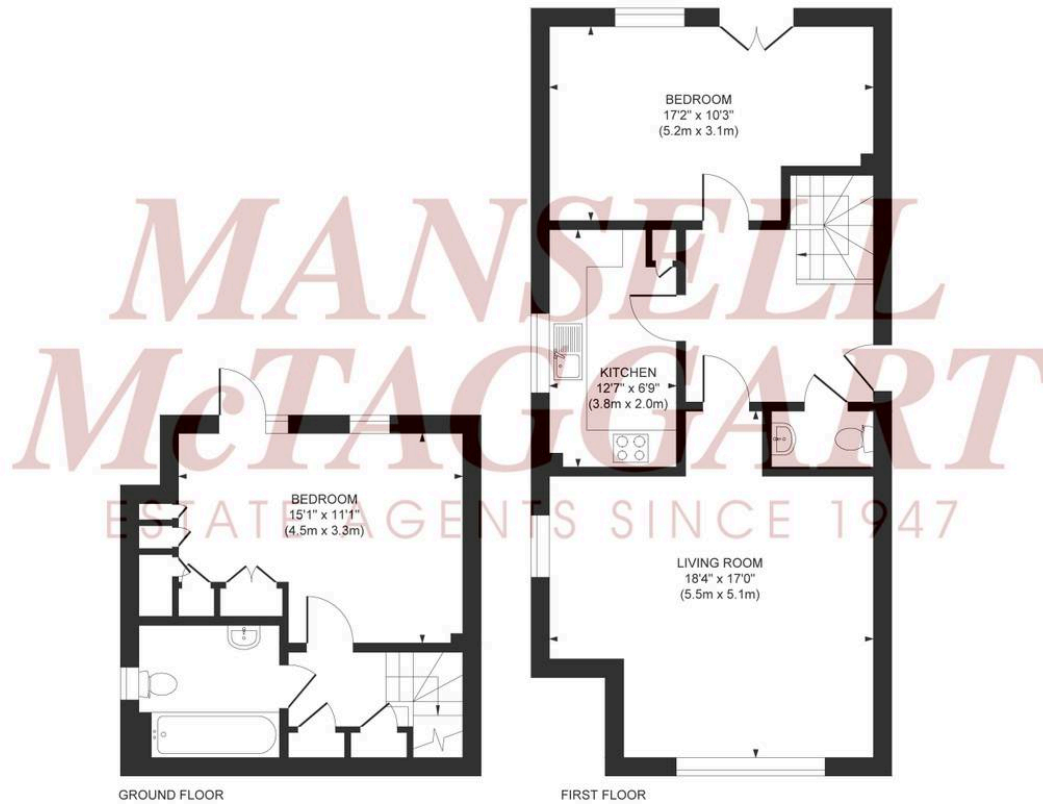
Lease: 125 years from February 2012.

Ground rent: £250 per annum

Service charge: £206.762 per month to Clarion



Approximate Gross Internal Area
929 sq. ft / 86.38 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 Burgess Hill

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