



Holroyd

Residential Sales & Lettings



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Priory Court, 21 -23 Triangle Road, Haywards Heath

£259,950

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WALK-THROUGH VIDEO TOUR - NO ONWARD CHAIN - EN SUITE - This 2 double bedroom first floor apartment has recently been renovated and is centrally located providing convenient access to Haywards Heath town centre, Victoria Park and the Princess Royal Hospital. The well presented accommodation is neutrally decorated throughout and benefits from NEW CARPETS. In brief the property comprises of an entrance hall, open plan kitchen/lounge/dining room, 2 bedrooms, en suite shower room and further family bathroom.

- Central Location
- Modern 2 Bedroom Apartment
- Two Bathrooms
- Open Plan Living area
- New Carpets
- Council Tax Band: C

FIRST FLOOR:

ENTRANCE HALL:

Front door opening to the entrance hall. Security entry phone system. Radiator. Spot lighting. Storage cupboard also housing the hot water tank. Doors to...

LOUNGE/DINING ROOM:

Double aspect with double glazed windows to the front and side. Two radiators. Spot lighting. TV point. Telephone point. Open to...

KITCHEN:

Fitted with an attractive range of floor and wall units with under lighting. Inset stainless steel one and a half bowl sink and drainer with mixer tap. Integrated appliances include a dishwasher, fridge/freezer and a four ring gas hob with electric oven and extractor hood above. Plumbing and appliance space for a washing machine. Double glazed window to side aspect. Tiled flooring. Spot lighting.

BEDROOM 1:

Double glazed window to rear aspect. Built in storage cupboard with a hanging rail and additional shelving above. Spot lighting. TV point. Radiator.

EN SUITE:

Shower cubicle. Wash basin. Low level WC. Heated towel rail. Extractor fan. Tiled flooring. Part tiled walls. Spot lighting. Double glazed window to rear aspect.

BEDROOM 2:

Double glazed window to side aspect. Radiator. TV point. Spot lighting. Built in storage cupboard with a hanging rail.

BATHROOM:

White suite comprising of a 'P' shaped bath with independent shower above, wash basin and low level WC. Spot lighting. Extractor fan. Heated towel rail. Tiled flooring. Part tiled walls.

ADDITIONAL INFORMATION:

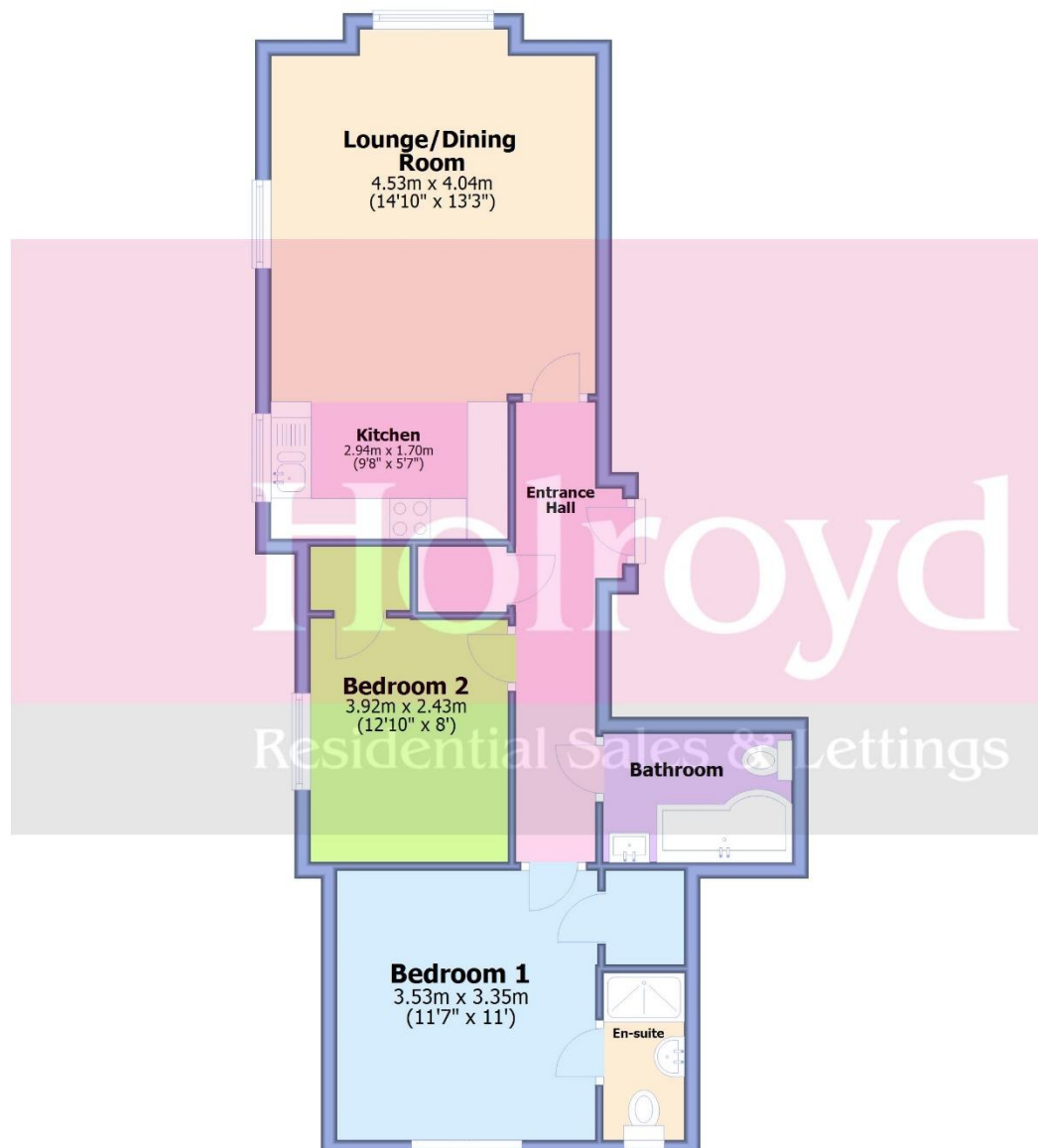
Lease: 150 years from 2006

Ground Rent: £100 per annum

Service Charge: £1462.85 estimate 2024/25



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	80
(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	

DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.