



6 Ashmead Heights

Ashenground Road, Haywards Heath, RH16 4TY



Mark Revill & Co

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Ashenground Road, Hayward Heath,
RH16 4TY

£240,000

This excellent first floor apartment forms part of a most attractive double fronted detached building constructed in 2007. The bright and contemporary interior incorporates a superb open plan living room with stylish fitted kitchen complete with appliances, 2 bedrooms both with built-in wardrobes and a luxury fully tiled bathroom. The apartment has a high level of sound and warmth installation, has the benefit of electric heating and double glazing, oak veneer panelled doors and there is oak flooring to part. Entrance to the development is protected by security video entry phone system and there is an allocated car parking space to the rear approached by electronically operated gates. The flat is ideal for a first time buyer, those wishing to downsize or to a buy to let investor with a potential rental income of £900 per calendar month (providing a gross yield of 4.35%).

Situated in this popular established location just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline station is just over 1 mile distant offering a fast



and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure Complex, Sainsbury's and Waitrose superstores are within easy reach, there are several parks in the vicinity and the A23 is approximately 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is about 14 miles to the north, and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

GROUND FLOOR FLAT

Entrance Hall Cupboard housing pre-insulated hot water tank with time control. Video entry phone. Telephone point. Oak flooring. Ceiling downlighters.

Open Plan Living Room with Kitchen 19'8" into bay x 11'4" (5.99m x 3.45m) plus door recess. TV/FM aerial points. 2 slimline panel heaters. Large double glazed bay window to front. Further double glazed window. Ceiling downlighters.

Kitchen with excellent range of units with granite work surfaces, cupboard, drawers, integrated 'AEG' **dishwasher** and 'AEG' **washing machine**. Built-in 'AEG' **electric oven**, 'Hotpoint' **4 ring ceramic hob** and extractor hood over. Range of wall cupboards. Integrated tall **fridge/freezer**. Ceiling downlighters. Oak flooring.

Bedroom 1 14'2" maximum x 9'1" (4.32m x 2.77m) Built-in double wardrobe. TV aerial point. Slimline panel heater. Double glazed window.

Bedroom 2 11'5" into door recess x 8'5" (3.48m x 2.57m) Built-in double wardrobe. TV aerial point. Slimline panel heater. Double glazed window.

Bathroom White suite comprising shaped bath with mixer tap, independent shower over with curved glazed screen, pedestal basin with mixer tap, mirror with infra-red on/off lighting, close coupled wc. Heated chrome towel warmer/radiator. Ceiling downlighters. Fully tiled walls. Electrically heated tiled floor.

OUTSIDE

Allocated Car Parking Space To the rear. Approached by electronically operated entrance gates.

OUTGOINGS

Ground Rent £50 per annum.

Service Charge £1,014 per annum.

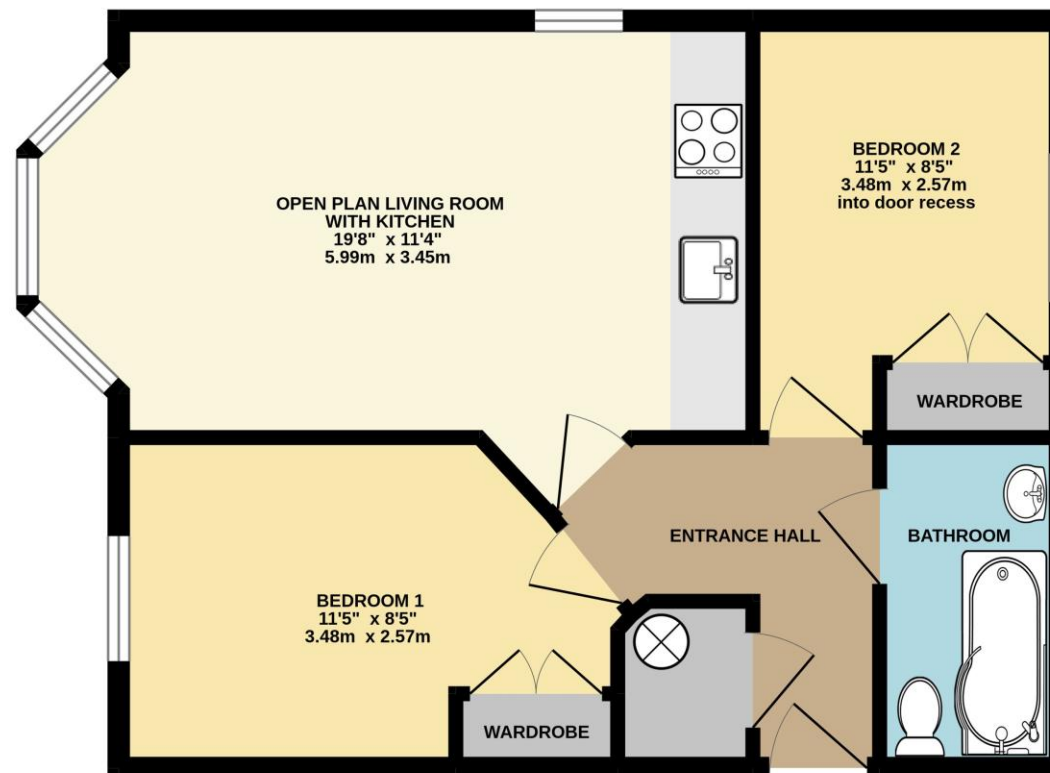
Lease 125 years from 1st October 2007.

Managing Agents Carnabys 01444 245201

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	84
		EU Directive 2002/91/EC	



FIRST FLOOR FLAT
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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