



**25 Princess Court**  
Gordon Road, Haywards Heath, RH16 1EF



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£250,000

This exceptionally spacious ground floor apartment forms part of a recently constructed purpose built development. The bright and well designed accommodation has the benefit of double glazing and electric heating and features include 2 double bedrooms, an en suite shower room to the master bedroom and an excellent open plan living room with comprehensively fitted kitchen complete with appliances. The block has a security door entry phone system and there is an allocated parking space and bike store. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor with a potential rental income of about £950-995 per calendar month (providing a gross yield of approximately 4.1%).

Princess Court occupies a very convenient position just a short walk to Haywards Heath mainline railway station offering a fast and frequent commuter service to London (Victoria/London Bridge 45 minutes). The Dolphin Leisure complex and Sainsbury's superstore are in the immediate vicinity whilst the town centre is within easy reach offering a wide range of shops and an array of restaurants. The A23 lies about 5 miles to the west of



the town providing a direct to motorway network and Gatwick International Airport (15 miles), Brighton and the south coast.

## GROUND FLOOR APARTMENT

**Entrance Hall** Door entry phone. Slimline storage heater. Electric fuse box. Cupboard housing electric boiler for hot water, ample shelving.

**Open Plan Living Room With Kitchen** 19'3" x 10'11" (5.87m x 3.33m) TV/Satellite/FM aerial point. Telephone point. Double glazed window. Night storage heater and electric panel heater. Opening to:

**Kitchen** 11'3" x 5'6" (3.43m x 1.68m) Fitted with an attractive range of timber effect fronted units comprising inset bowl and a half sink with mixer tap, extensive adjacent work tops and upstands, cupboards, drawers and wine rack under. Integrated **washing machine**. Fitted Siemens brushed steel **electric oven** with Siemens **4 ring halogen hob**, brushed steel splashback and extractor hood over. Good range of tall wall cupboards with work top lighting beneath. Integrated tall Neff **fridge/freezer**. Double glazed window. Vinyl flooring.

**Bedroom 1** 11'9" x 7'2" (3.58m x 2.18m) Range of 2 built-in wardrobe cupboards with sliding doors. TV/Satellite/FM aerial points. Double glazed window. Electric wall heater.

**En Suite Shower Room** Suite comprising fully tiled glazed shower with chrome fittings, close coupled wc, pedestal basin with single lever mixer tap. Electric wall heater. Shaver point. Ceiling downlighters. Extractor fan. Part tiled walls. Wood effect vinyl flooring.

**Bedroom 2** 11'3" x 9'10" (3.43m x 3.00m) Double glazed window. Electric wall heater.

**Bathroom** Comprising bath with single lever mixer tap, pedestal basin with single lever mixer tap, close coupled wc. Shaver point. Extractor fan. Ceiling downlighters. Electric wall heater. Electrically heated ladder towel/radiator. Part tiled walls. Vinyl flooring.

## OUTSIDE

**Allocated Parking Space**

**Communal Children's Play Area, Bike & Bin Stores**

## OUTGOINGS

**Ground Rent** £200 per annum.

**Service Charge** £510.80 for last half year.

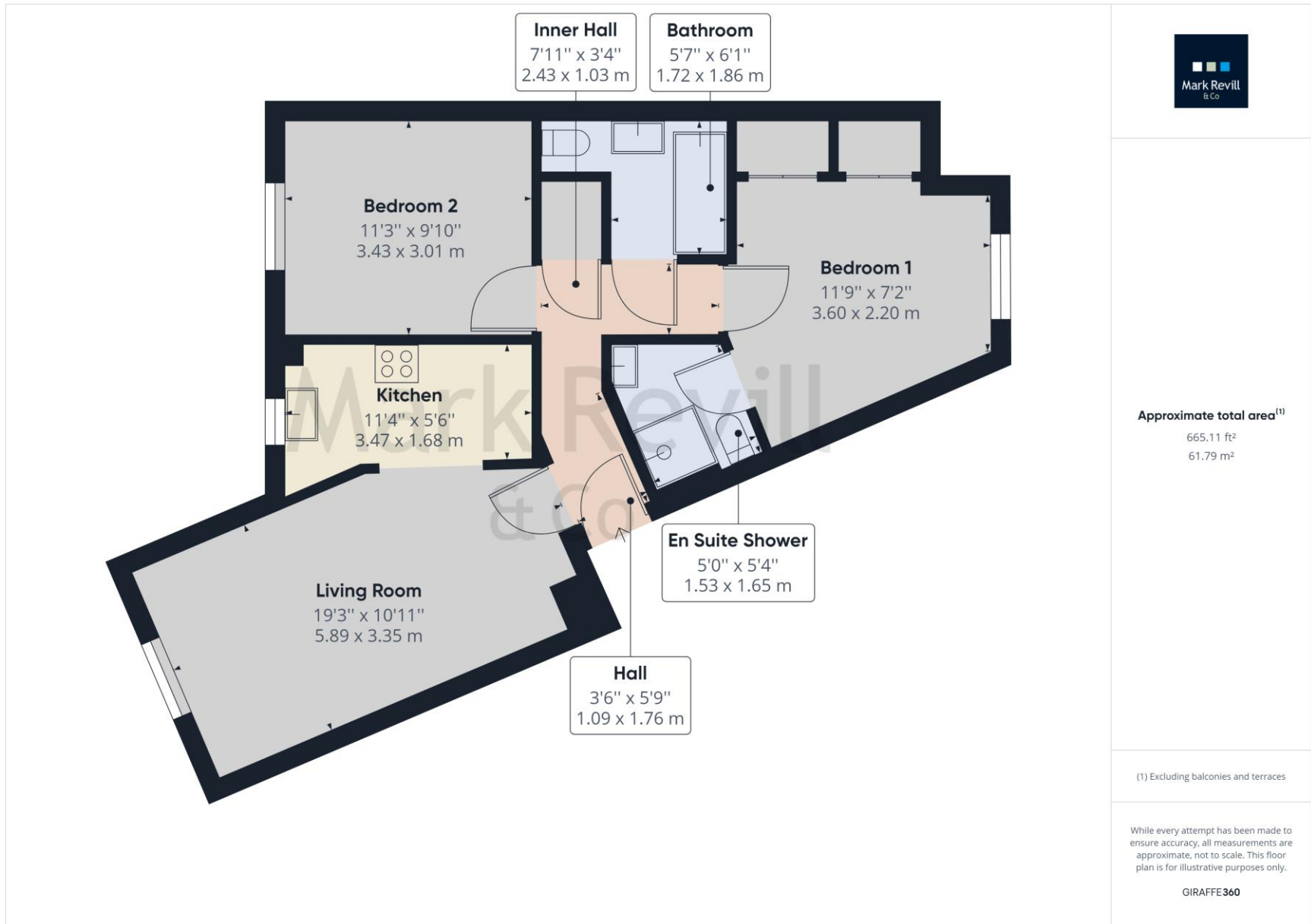
**Lease** 125 years from January 2004.

**Managing Agents** Grange Management

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







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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