



Flat B, Waverley House
35 Trubwick Avenue, Haywards Heath, West Sussex. RH16 4UR



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£265,000

A superb 2 bedroom apartment in a modern purpose built block in a most popular location in the upper part of Bolnore Village and built by Crest Nicholson in 2014. The apartment is extremely well decorated throughout and enjoys a particularly nice outlook over open greens also having the benefit of gas fired central heating and double glazing and the remainder of an NHBC warranty. The master bedroom enjoys an en suite plus family bathroom and allocated parking. The flat is ideal for a first time buyer, for those wishing to downsize or as a buy to let investment with potential rental income of about £950 per calendar month (providing a gross yield of approximately 3.75%).

The property is situated in the much sought after Bolnore Village area being very convenient for Haywards Heath town centre with its array of shops in the nearby Orchards and an abundance of restaurants in The Broadway. Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), Sainsbury's and Waitrose superstores are also close at



hand as is the Dolphin Leisure complex. To the west of Haywards Heath lies the A23/M23 giving direct road access to London Gatwick, the cosmopolitan city of Brighton and the south coast. The area is well served by schooling for all age groups and Bolnore Village has its own infant school.

Communal entrance to:

FIRST FLOOR APARTMENT

Entrance Hall Entry phone system. Deep storage cupboard with hanging rail, power and light. Large airing cupboard with pressurised system, hanging rail. Radiator. Amtico flooring.

Open Plan Fitted Kitchen Area Cupboard housing gas fired boiler for domestic hot water and central heating. Integrated **fridge/freezer**, also matching integrated **dishwasher** and **washing machine**. One and a half bowl single drainer sink unit. Brushed stainless steel **4 burner gas hob** with matching filter over and **oven** beneath. Further matching eye level wall cupboards with under lighting. Glass splashbacks. Ceiling downlighters. Amtico flooring.

Open Plan Sitting/Dining Room Area 16'5" into bay x 14' (5.00m x 4.27m) Attractive double aspect room with bay window. 2 radiators. Telephone point. TV aerial point.

Master Bedroom 10'10" x 10'3" (3.30m x 3.12m) Double wardrobe cupboard with sliding mirror doors. Radiator. TV aerial point. Telephone point. USB point.

En Suite Shower Room Tiled double shower cubicle with chromium bar control, wash basin with monobloc tap. Chromium ladder radiator. Extractor fan. Low level wc with concealed cistern. Downlighters.

Bedroom 2 13'9" x 9'3" (4.19m x 2.82m) TV aerial point. Radiator.

Family Bathroom Comprising panelled bath with glass shower screen, chromium shower control, and wash basin with chromium monobloc tap, low level wc. Large wall mirror. Shaver point. Part tiled walls. Amtico flooring.

OUTSIDE

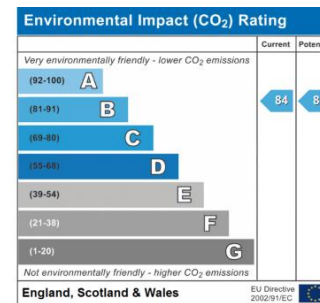
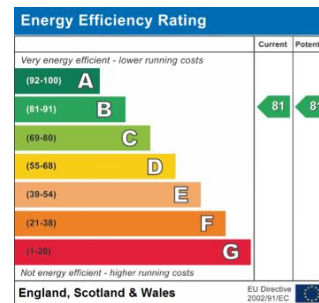
Allocated Parking Space

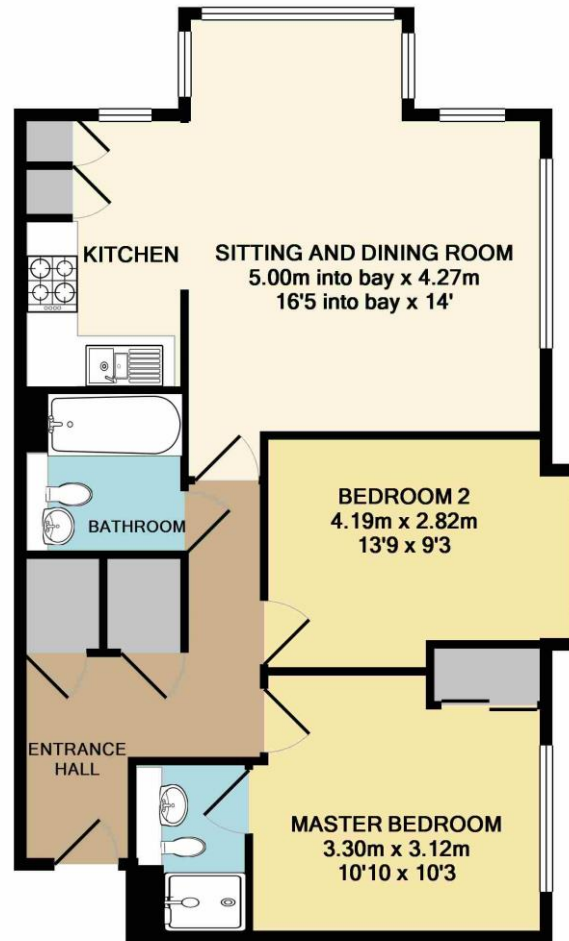
OUTGOINGS

Ground Rent £250 per annum.

Service Charge Approximately £1,300 per annum (to be verified).

Lease 125 years from 2014.





TOTAL APPROX. FLOOR AREA 69.0 SQ.M. (743 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms 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 approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan. The overall floor areas shown include internal wall areas.

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