



4 Pinfold House
Great Heathmead, Haywards Heath, RH16 1FF

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Offers in Excess of £220,000 Leasehold

This excellent ground floor apartment forms part of Great Heathmead, an exclusive gated development set in its own well tended grounds. The apartment enjoys the use of a private patio opening to the communal gardens and the well planned accommodation incorporates a good size living room, a well fitted kitchen, a spacious double bedroom and a recently re-fitted bathroom. The apartment has the benefit of double glazed replacement windows, off-peak electric heating with slimline storage heaters, a useful utility storage cupboard and there is an allocated car parking space. The block has a door entry intercom and within the attractive communal grounds, there is a fitness room (available at a nominal fee), a car wash facility and a barbeque area. 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 approximately £900-950 per calendar month

Great Heathmead is located just a short walk from Haywards Heath mainline railway station 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 in the immediate vicinity whilst the town centre is close at hand offering a wide range of shops, as is The Broadway with its array of restaurants. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is just over 13 miles to the north and the cosmopolitan city of Brighton and the coast is 15.5 miles to the south

Ground Rent: £200 per annum.

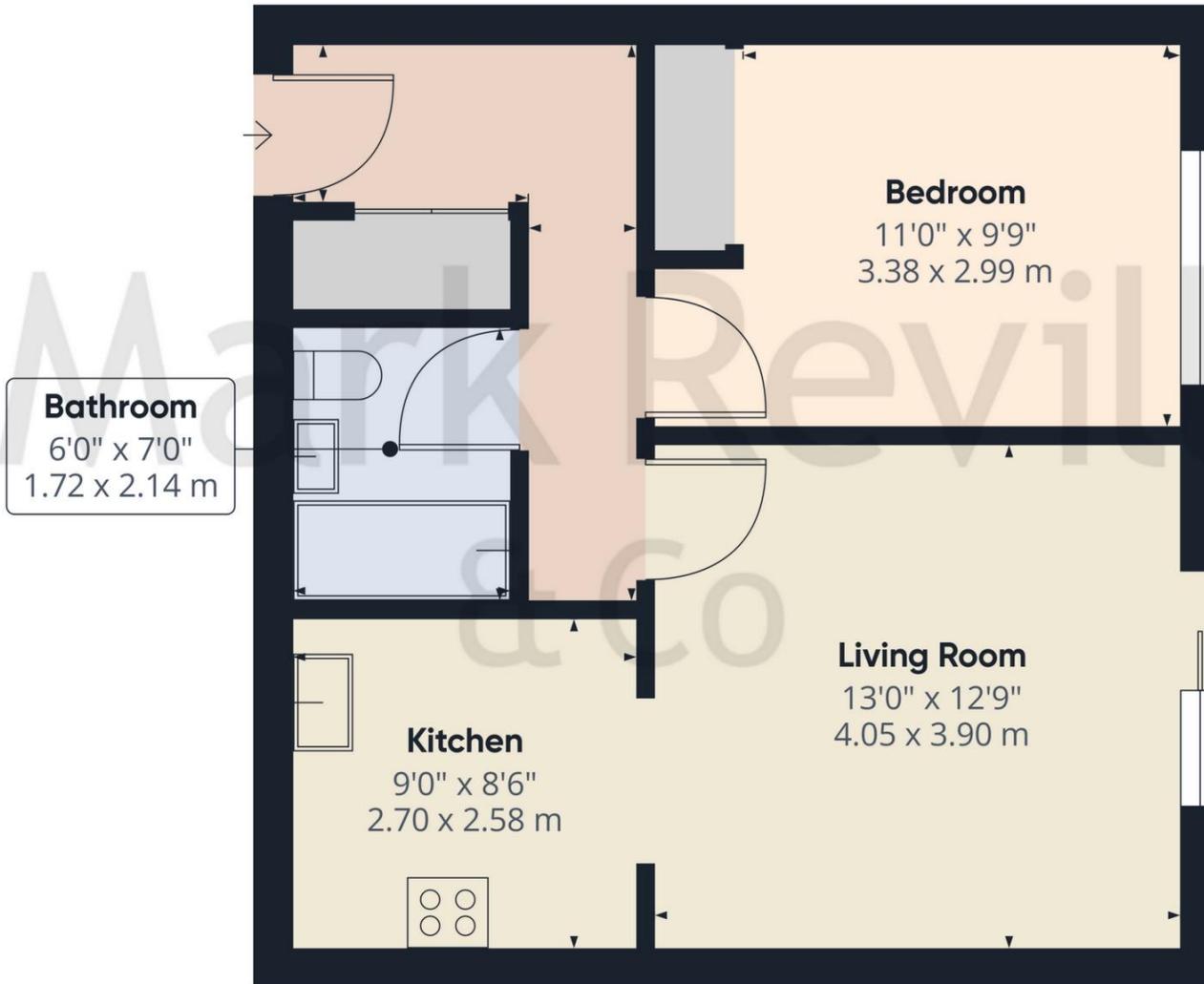
Maintenance: £1,394.66.

Lease: 113 years unexpired.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-109)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
	66
	73
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	







Approximate total area⁽¹⁾
497.83 ft²
46.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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