



35 Fleur de Lis
2 Bolnore Road, Haywards Heath, West Sussex. RH16 4WH

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Guide Price £340,000 to £350,000

This superb top floor luxury retirement apartment enjoys a south and westerly aspect and forms part of the exclusive Fleur-de-lis development which has been constructed to a very high specification by the Renaissance Retirement Group specifically designed for the active over 60's (younger spouse minimum age 55) offering residents' security and independence with a vibrant and diverse community. Residents have the use of the furnished drawing room with adjacent kitchen, a guest suite facility and concierge. Tunstall 24 hour care support system and the use of attractive landscaped gardens. The development has a lift and a video door entry system and this apartment enjoys a fitted kitchen with integrated appliances, large L shaped sitting/dining room/study area, generous double bedroom with en suite dressing room fitted by Sharps and a large shower room with additional fitted cupboards, double glazed windows, gas fired central heating (on a communal system).

Fleur-di-lis is located in a convenient location on Bolnore Road just a short walk to the town centre and the Orchards shopping centre which offers several coffee shops and Marks and Spencer. St Wilfrid's Catholic Church, doctor's surgery and dentist, eye specialist for glasses, etc. are also



close by as is The Broadway with an array of restaurants. Haywards Heath mainline railway station is less than 1 mile distant and offers access to London Brighton and the south coast. Borde Hill Gardens, Wakehurst Place and Sheffield Park are also within easy access.

SECOND FLOOR FLAT

Entrance Hall 15'3" x 3'11" (4.65m x 1.19m) Ceiling downlighters. Radiator. Deep storage cupboard housing washing machine/tumble dryer. Shelving. Entry phone system.

L Shaped Living/Dining Room/Study Area 20'9" x 12'10" (6.32m x 3.91m) Attractive double aspect room with south and westerly aspect. 2 built-in double full height storage cupboards. TV aerial point. Radiator. Entry phone system.

Kitchen 12'9" x 9'8" (3.89m x 2.95m) Moulded granite style worktops with under mounted sink with swan neck tap. Integrated appliances including **larder fridge, freezer** and slimline **dishwasher**. **Eye level oven** with **electric Neff induction hob** with filter and light over. Base units comprising cupboards and drawers with matching eye level wall cupboards. Radiator. Electric water heater for instant hot water.

Bedroom 17'10" x 11'7" (5.44m x 3.53m) TV aerial point. Radiator. Wall light points. Southerly aspect.

En Suite Dressing Room Fitted wardrobe units by Sharps (which have a 24 year guarantee) incorporating built-in drawers, full and half hanging space, shoe cupboard with sliding shoe racks.

Large Shower Room 7'3" x 12'4" (2.21m x 3.76m) Comprising large glazed shower cubicle with rain head shower and hand shower, low level wc with concealed cistern, wall mounted wash basin. Chromium ladder towel warmer/radiator. Large mirror cupboard extending to one wall, also mirror fronted cabinet over

wash basin. Further shelved full height storage cupboards. Extractor fan. Ceiling downlighters.

OUTSIDE

There are communal gardens for the residents use. A car parking space can be rented for £250 per annum (subject to availability).

OUTGOINGS

Lease 125 years from 2016.

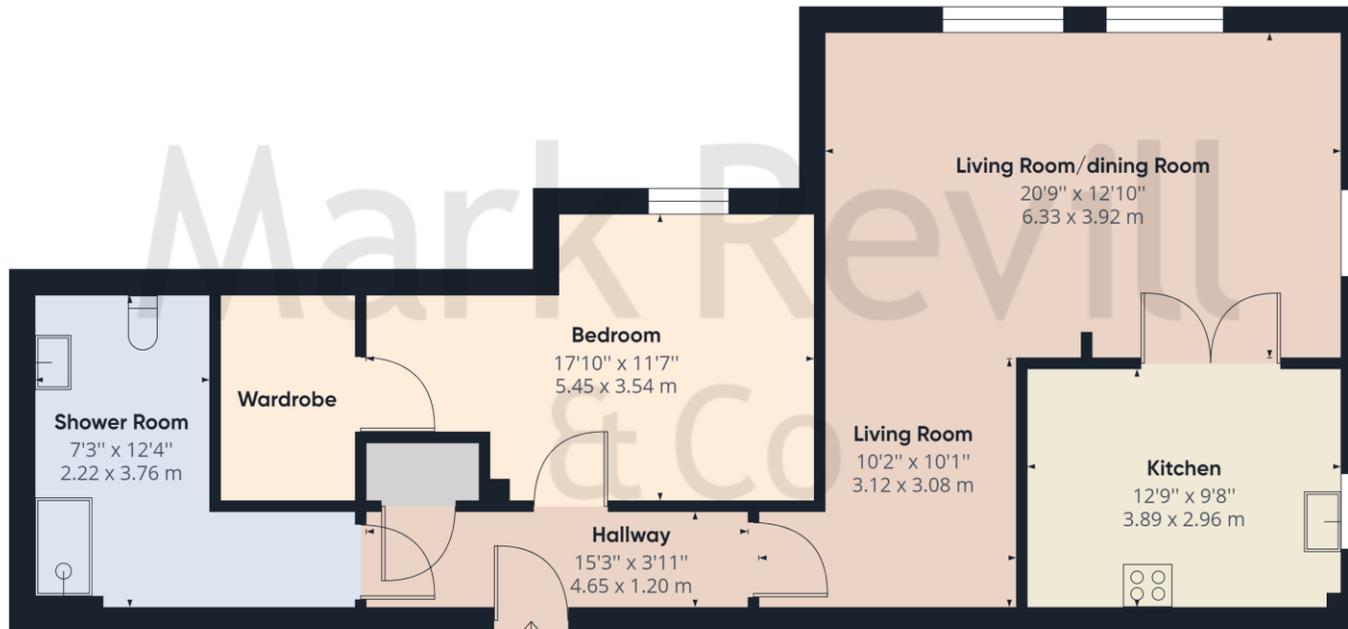
Ground Rent £595 per annum.

Service Charge £4,339 per annum.

Managing Agents Rendall & Rittner Ltd. Concierge Andrea King 07971 581703

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	85
(69-80)	C		
(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	





Approximate total area⁽¹⁾
885.29 ft²
82.25 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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