



## 11 Gleneagles Court

Iona Way, Haywards Heath, West Sussex. RH16 3TB



Mark Revill & Co

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£215,000

This bright and spacious top (second) floor flat forms part of a small purpose built block in an attractive development set in its own well kept grounds. The flat has the benefit of gas fired central heating and double glazed replacement windows throughout and features a large double aspect L shaped living/dining room, kitchen complete with appliances, 2 bedrooms and a bathroom with white suite. There is ample car parking space (permit provided) and the block has a door entry phone system. The flat is ideal for a first time buyer or as a buy to let investment with the potential rental income of £850-875 per calendar month (providing a gross yield of approximately 4%).

Situated in this convenient central location just a short walk to the town centre with its wide range of shops and The Broadway with its array of restaurants whilst the mainline station is close at hand providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Haywards Heath has a modern leisure centre, several parks, a Sainsbury's and Waitrose superstore. The A23 lies about 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.

## TOP (SECOND) FLOOR FLAT

**Hall** Built-in storage cupboard with trip switches. Built-in airing cupboard housing lagged copper cylinder and cold water tank. Door entry phone. Telephone point. Radiator.

**Living/Dining Room** L shaped 17'3" x 16'6" (5.26m x 5.03m) narrowing to 10'3" (3.12m). Double aspect. TV aerial point. 2 double glazed windows. Radiator.

**Kitchen** 10'6" x 6' (3.20m x 1.83m) Inset composite sink with mixer tap, adjacent L shaped worktop, cupboards, drawer and Bosch **washing machine** under. **Beko electric cooker**. Matching worktop, cupboards and drawers under. Zanussi **fridge/freezer**. Wall cupboard. Wall mounted gas boiler. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

**Bedroom 1** 10'3" x 10' (3.12m x 3.05m) Double glazed window. Radiator.

**Bedroom 2** 10' x 7'1" (3.05m x 2.16m) Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, fitted rail and curtain, pedestal basin with single lever mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Small strip light/shaver point. Part tiled walls. Vinyl flooring.

## OUTSIDE

**Permit Parking**

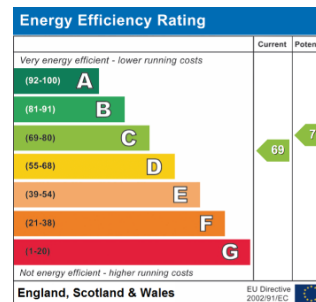
## OUTGOINGS

**Ground Rent** £70 per annum.

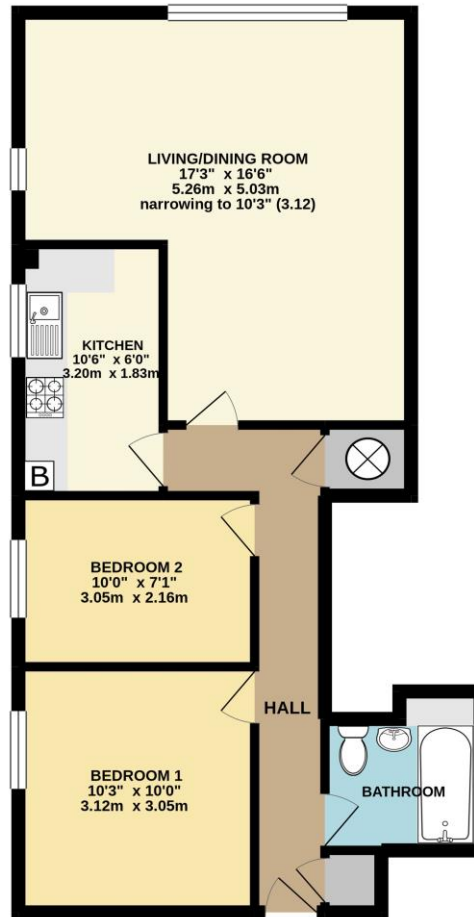
**Maintenance** £1,245 per annum.

**Lease** 172 years unexpired.

**Managing Agents:** Estate & Property Management, 5 Church Road, Burgess Hill, RH15 9BB. Telephone: 01444 410069



TOP FLOOR FLAT  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 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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