



9 Gleneagles Court
Iona Way, Haywards Heath, RH16 3TB

■ ■ ■ Mark Revill & Co

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£235,000

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 central heating (combination boiler) installed 2 years ago and double glazed replacement windows throughout. The property features a large double aspect living/dining room, new kitchen complete with appliances, 2 bedrooms and a beautifully presented bathroom. 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, those wishing to downsize or 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 FLOOR FLAT

Hallway Radiator. Large storage cupboard, coats cupboard and meters.

Living/Dining Room Double aspect. Radiator. TV aerial point. Double glazed windows.

Kitchen Benchmarx kitchen fitted about 2 years ago with worktops, **double electric oven** and **gas hob**. Glow Worm gas fired combination boiler, under worktop cupboards, drawers and integrated **dishwasher**. Hotpoint **washer/dryer**. Hotpoint **fridge**. Wall cupboard. Integrated extractor fan. Radiator. Vinyl flooring.

Bedroom 1 Built-in wardrobes. Double glazed windows.

Bedroom 2 Space for chest of drawers. Double glazed window overlooking communal gardens. Radiator.

Bathroom Suite comprising bath, electric shower, shower screen, pedestal basin and wc. Shelves for bathroom accessories.

OUTSIDE

Car Parking Space Allocated by permit, plus visitors space.

Communal Gardens Arranged as well kept lawns with shrub beds including the colourful Jubilee Gardens.

OUTGOINGS

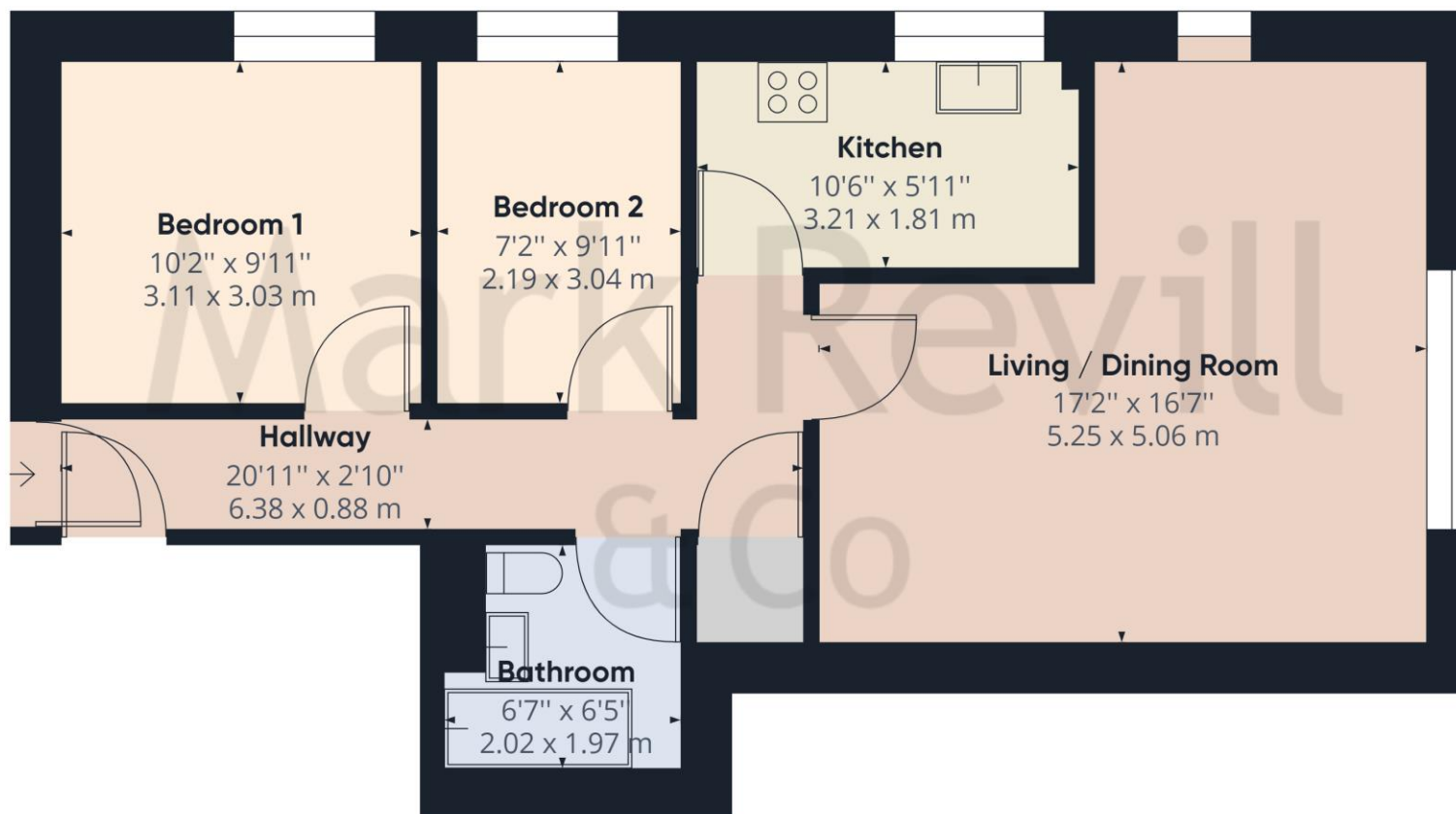
Ground Rent £70 per annum.

Service Charge £1,200 per annum.

Lease 173 years unexpired. This includes a 90 year lease extension which has been applied for.

Managing Agents Hunters, 5 Church Road, Burgess Hill, RH15 9BB. Telephone: 01444 410069





Approximate total area⁽¹⁾

603.81 ft²

56.10 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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