



104 Middle Village

Bolnore Village, Haywards Heath, RH16 4GH



Mark Revill & Co

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RH16 4GH

£235,000

This excellent top floor purpose built apartment offers very generous and well planned accommodation having the benefit of electric heating (with off peak tariff) and double glazing. The apartment features a splendid open plan living room with fitted kitchen complete with appliances, there are 2 good size bedrooms, en suite shower room to the main bedroom plus a bathroom. There is an allocated car parking space and the block has a door entry intercom. The flat is ideal for a first time buyer, those wishing to downsize or as a buy to let investment with a potential rental income of approximately £950 per calendar month (providing a gross yield of about 4%).

Situated in the much favoured Bolnore Village just a short walk to several local shops in the square and a well regarded primary school. Haywards Heath town centre offers a wide range of shops, an array of restaurants, a modern leisure complex, a Waitrose and Sainsbury's superstore and a mainline station providing a fast and frequent service to central London



(Victoria/London Bridge 42-45 minutes). The A23 lies less than 5 miles to the west via the recently opened bypass providing a direct route to the motorway network, Gatwick Airport is just over 14 miles to the north and the cosmopolitan city of Brighton and the south coast is about 15 miles distant, whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

TOP FLOOR APARTMENT

Hall Hatch to **large partly floor boarded loft space** with light point. Ideal storage space. Built-in storage/coats cupboard. Built-in airing cupboard housing stainless steel hot water cylinder. Slimline storage heater.

Open Plan Living Room & Kitchen 23'5" x 13' (7.14m x 3.96m)

Living Room 16'10" x 13' (5.13m x 3.96m) Enjoying a westerly aspect. TV aerial point. 2 slimline storage heaters.

Kitchen 11' x 6'7" (3.35m x 2.01m) Well fitted with attractive range of units comprising inset stainless steel bowl and a half sink, mixer tap, adjacent L shaped worktop and upstands, cupboards, drawers and appliance space under. **Washing machine. Dishwasher.** Built-in brushed steel **electric oven** and **microwave oven**, brushed steel **4 ring electric hob** with matching splashback and extractor hood over. Range of wall cupboards. Integrated **fridge/freezer**. Tiled floor.

Bedroom 1 13'3" x 11'3" (4.04m x 3.43m) Built-in triple wardrobe. Double glazed window. Slimline electric radiator,

En Suite Shower Room White suite comprising fully tiled shower cubicle with folding glazed doors, inset basin with cupboard beneath, wc with concealed cistern, shelf over. Shaver point. Electrically heated towel warmer. Extractor fan. Part tiled walls. Tiled floor.

Bedroom 2 13'3" x 7'9" (4.04m x 2.36m) Slimline electric radiator/storage heater. Double glazed window.

Bathroom White suite comprising bath with mixer tap and shower attachment, glazed screen, inset basin, cupboard beneath, wc with concealed cistern, shelf over. Shaver point. Electrically heated towel warmer. Extractor fan. Part tiled walls, fully tiled around bath. Tiled floor.

OUTSIDE

Allocated Car Parking Space

OUTGOINGS

Ground Rent £250 per annum.

Service Charge £1,600 per annum.

Lease 108 years unexpired.

Managing Agents Pembroke Property Management Foundation House, Coach & Horses Passage, Lower Pantiles, Tunbridge Wells, TN2 5NP. Tel: 0333 3442 100.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	77
(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	



Floor Plan

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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com



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