



**10 Chaucer Court**  
Winnals Park, Paddockhall Road, Haywards Heath, RH16 1EU

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Haywards Heath, RH16 1EU

£250,000

This bright and spacious first floor apartment enjoys a favoured southerly aspect and is situated in a convenient location close to the station and superstores. The flat has the benefit of gas central heating and double glazed replacement windows throughout, incorporates 2 good size bedrooms, a fine living room with large picture window and door to a south facing balcony, fitted kitchen complete with appliances and a bathroom with white suite. In addition, there is a garage and Winnals Park has beautifully kept communal gardens, security gates and each 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 investor with a potential rental income of approximately £950 per calendar month (providing a gross yield of about 4%).

Winnals Park is a gated development located just a short walk from Haywards Heath mainline 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 including The Broadway with its array of restaurants. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13 miles to the north, the cosmopolitan city of Brighton and the coast is about 15 miles to the south whilst the South Downs National Park is within an easy drive.

## FIRST FLOOR FLAT

**Hall** Electric meter and trip switches. Deep built-in coats/storage cupboard. Radiator.

**Living Room** 16'3" x 12' (4.95m x 3.66m) A fine south facing dual aspect room. TV aerial point. Large double glazed picture window. Radiator. Glazed door to:

**Balcony** 8'10" (2.69m) in length. Enjoying an outlook over the communal gardens.

**Kitchen** 11' x 8' (3.35m x 2.44m) Fitted with attractive range of units comprising inset stainless steel sink with mixer tap, adjacent work surfaces on three sides with cupboards, drawers, storage and appliance space under. Built-in brushed steel **electric oven, 4 ring halogen hob** and brushed steel extractor hood over flanked by wall cupboards. **Dishwasher. Washing machine.** Wall mounted Glow-worm gas boiler. Tall **fridge/freezer.** Further range of wall cupboards. Double glazed window. Part tiled walls. Tiled effect vinyl flooring.

**Bedroom 1** 12' x 10'10" (3.66m x 3.30m) plus door recess. 2 large fitted double wardrobes. Double glazed window. Radiator.

**Bedroom 2** 9' x 7'4" (2.74m x 2.24m). Good size built-in storage/wardrobe cupboard. Double glazed window. Radiator.

**Bathroom** White suite comprising bath, pedestal basin and close coupled wc. Wall cupboard with mirror doors. Built-in airing cupboard housing cold water tank, pre-insulated hot water cylinder and slatted shelving. Double glazed window. Part tiled walls. Tiled effect vinyl flooring.

## OUTSIDE

**Garage** With up and over door. **Ample visitors parking.**

**Service/Storage Cupboard** Adjacent to the flat in the communal hall.

**Communal Gardens** Laid mainly to lawn interspersed with shrub and rose beds planted with a variety of established trees.

## OUTGOINGS

**Ground Rent** £150 per annum.

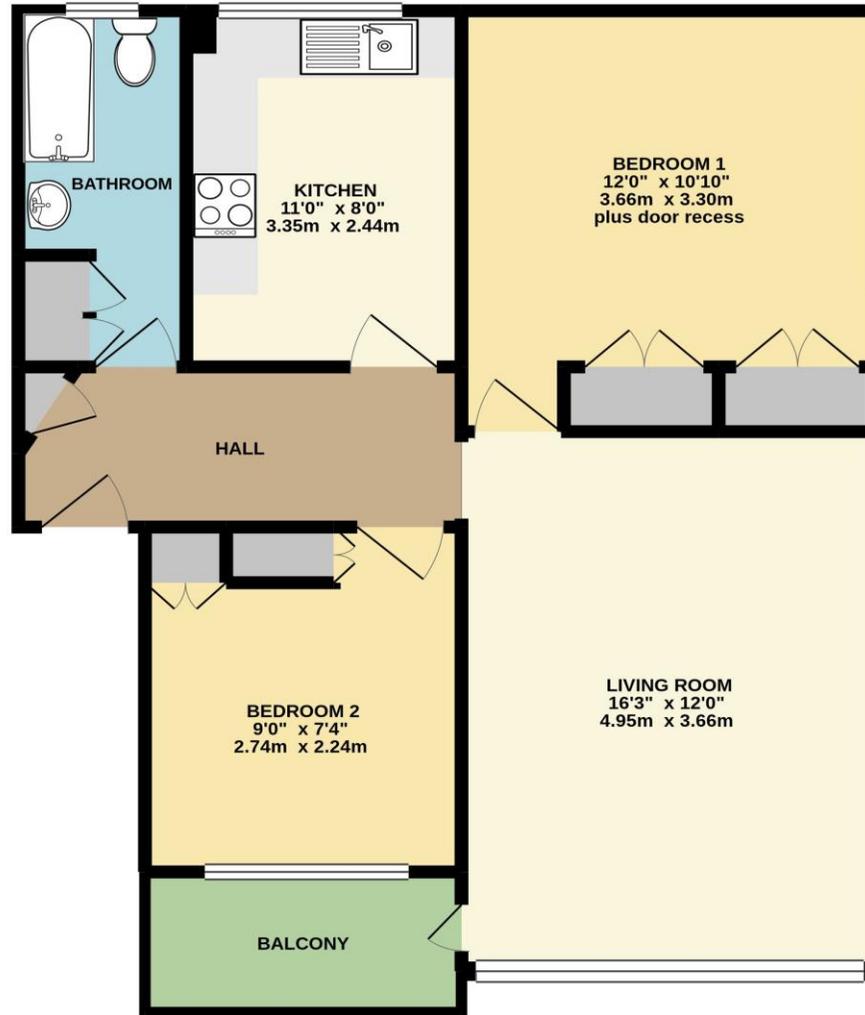
**Service Charge** £1,337.40 per annum.

**Lease** 125 years from 25th December 1992.

**Note** Each leaseholder has a share of the freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	80
		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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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