



9 Tennyson Court

Winnals Park, Paddockhall Road, Haywards Heath, RH16 1EZ



Mark Revill & Co

9 Tennyson Court

Winnals Park, Paddockhall Road,
Haywards Heath, RH16 1EZ

£280,000

This excellent first floor apartment offers bright and extremely spacious accommodation having the benefit of gas central heating and double glazed replacement windows throughout. The apartment enjoys a favoured southerly aspect with an outlook over Lucastes Avenue and incorporates 2 double bedrooms, a fine living room with large picture window and a door to a south facing recessed balcony overlooking the communal gardens, an excellent fitted kitchen complete with oven and hob and a refitted shower room with white suite. In addition there is a car parking space and Winnals Park enjoys 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 £1,000 - £1,100 per calendar month (providing a gross yield of about 4%).

Winnals Park is a gated development in a convenient central location just a short walk to 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 by with its wide range of shops as is The Broadway with its array of restaurants and bars. 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 and the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

FIRST FLOOR APARTMENT

Hall Built-in tall storage cupboard with cupboard over housing electric meter. Door entry phone. Wood effect laminate flooring.

Living Room 16'6" x 12'11" (5.03m x 3.94m) Enjoying a southerly aspect. Large double glazed picture window. Telephone point. TV aerial point. Radiator. Wood effect laminate flooring. Glazed door to:

South Facing Balcony Wrought iron railings.

Kitchen 12'11" x 5'3" (3.94m x 1.60m) Refitted with attractive range of high gloss fronted units comprising inset stainless steel sink with mixer tap, adjacent quartz effect laminate work surfaces and upstands, cupboards and drawers under. Built-in **electric oven**, fitted **4 ring halogen hob**. Wall mounted Ideal gas combination boiler. Wall cupboards. Good size built-in storage/larder cupboard. Double glazed window. Wood effect laminate flooring.

Inner Hall Wood effect laminate flooring.

Bedroom 1 11'10" x 11'5" (3.61m x 3.48m) 2 built-in double wardrobes with cupboard over. Double glazed window. Radiator. Wood effect laminate flooring.

Bedroom 2 12'8" x 8'11" (3.86m x 2.72m) Double glazed window. Radiator. Wood effect laminate flooring.

Refitted Shower Room Glazed shower cubicle, pedestal basin with single lever mixer tap and close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Part tiled walls. Wood effect laminate flooring

OUTSIDE

Service/storage cupboard Adjacent to the flat in the communal hall.

Car Parking Space Plus ample visitors parking

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 £1,350 per annum.

Lease 125 years from 25th December 1992.

Note: Each leaseholder has a share in the freehold.



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



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

