

20 Princess Court Gordon Road, Haywards Heath, RH16 1EF



# **20 Princess Court** Gordon Road, Haywards Heath, RH16 1EF

## Guide Price £250,000

This excellent first floor apartment forms part of a recently constructed purpose built development in a convenient central location just a short walk to Haywards Heath station. The bright and well designed accommodation has the benefit of double glazing and electric heating and incorporates a large living room with opening to a fitted kitchen complete with appliances, 2 bedrooms, en suite shower room to the main bedroom and a bathroom. There is an allocated car parking space, the block has a security door entry phone system and there is a bike store plus play area. 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 4.12%).

Princess Court occupies a very convenient location just a short walk to the mainline railway station offering a fast and frequent service to 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 within easy reach offering a wide range of shops and an array of restaurants. The A23 lies about 5 miles to the west of









the town providing a direct to motorway network, Gatwick Airport is 13 miles to the north and the cosmopolitan city of Brighton and the coast is 15.6 miles distant.

#### FIRST FLOOR APARTMENT

L Shaped Entrance Hall Built-in airing cupboard housing Gledhill stainless steel hot water cylinder using off peak electricity, slatted shelving. Door entry phone. Slimline storage heater.

**Living Room** 18'3" x 13'2" (5.56m x 4.01m) Telephone point. TV/FM/Satellite points. Double glazed window. Slimline storage heater and slimline convector heater. Wide opening to:

**Kitchen** 10'9" x 7'4" (3.28m x 2.24m) Fitted with attractive range of units comprising inset stainless steel bowl and a half sink with adjacent L shaped worktop, cupboards, drawers and integrated **washing machine** beneath. Built-in Siemens brushed steel **electric oven**, **4** ring halogen hob, brushed steel splashback and Siemens extractor hood over. Range of tall wall cupboards. Integrated tall **fridge** and **freezer**. Worktop lighting. Ceiling downlighters. Double glazed window. Vinyl flooring.

**Bedroom 1**  $10'10'' \times 9'6'' (3.30m \times 2.90m)$  2 built-in double wardrobes with sliding doors. TV/FM/Satellite aerial points. Double glazed window. Slimline convector heater.

**En Suite Shower Room** Fully tiled glazed shower cubicle, pedestal basin with mixer tap, close coupled wc. Extractor fan. Shaver point. Wall mounted convector heater. Part tiled walls. Vinyl flooring.

**Bedroom 2** 10'9" x 8'10" (3.28m x 2.69m) Double glazed window. Slimline convector heater.

**Bathroom** White suite comprising bath with mixer tap, pedestal basin with mixer tap, close coupled wc. Extractor fan. Shaver point. Wall mounted convector heater. Heated ladder towel warmer/radiator. Ceiling downlighters. Part tiled walls. Vinyl flooring.

#### OUTSIDE

Allocated Car Parking Space No. 20.

Communal Children's Play Area, Cycle & Bin Store

### OUTGOINGS

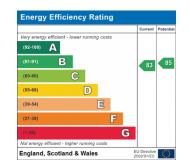
**Ground Rent** £200 per annum.

Service Charge £1,226.34 per annum.

Lease 125 years from January 2004.

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