



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

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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" x 9'6" (3.30m x 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	85
(69-80) C			
(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	



Approximate total area⁽¹⁾

675.60 ft²

62.77 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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