



18 Molineux Place

Boltro Road, Haywards Heath, RH16 1BF



Mark Revill & Co

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£285,000

This excellent top (second) floor apartment offers bright and well designed accommodation having the benefit of electric central heating (wet system with radiators) and double glazing. The well presented interior features a superb open plan living room with fitted kitchen complete with appliances and double glazed doors to a Juliet balcony, there are 2 bedrooms, en suite shower room and further Juliet balcony to the main bedroom and a bathroom. The building has a door entry phone system, there are 2 allocated car parking spaces plus an undercover bike store. The apartment 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%).

Situated in this sought after 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 Broadway with its array of restaurants and bars is close at hand as is the town centre with its wide range of shops, whilst the Dolphin Leisure complex, Waitrose and Sainsbury's superstores



are all within the immediate vicinity. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 13 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south.

TOP (SECOND) FLOOR APARTMENT

Hall Cupboard housing electric boiler and unvented hot water cylinder. Hatch to loft space. Quality wood effect vinyl flooring. Trip switches. Door entry phone. Radiator.

Open Plan Living Room with Kitchen 17'2" x 16'8" (5.23m x 5.08m) A fine room with:

Living Room Double glazed casement doors to **Juliet Balcony**. TV aerial point. 2 radiators.

Kitchen Inset stainless steel bowl and a half sink, adjacent L shaped worktop, cupboards, integrated Bosch **dishwasher** and **washing machine** under. Fitted brushed steel **4 ring gas hob** with extractor hood over flanked by glazed wall cabinets and adjacent cupboard. Integrated tall **fridge** and **freezer**. Built-in Bosch **electric oven, combination microwave oven**, drawers under and cupboard over. Further wall cupboard. Pelmet lighting. Worktop lighting. Double glazed window. Part tiled walls. Wood effect vinyl flooring.

Bedroom 1 11'10" x 6' (3.61m x 1.83m) Built-in double wardrobe. Radiator. Double glazed casement doors to **Juliet Balcony**.

En Suite Shower Room White suite comprising fully tiled shower with glazed door, pedestal basin with single lever mixer tap, close coupled wc. Shaver point. Extractor fan. Heated ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Vinyl flooring.

Bedroom 2 11'3" x 8'9" (3.43m x 2.67m) Double glazed window. Radiator. Quality wood effect vinyl flooring.

Bathroom White suite comprising bath with mixer tap and shower attachment, pedestal basin with single lever mixer tap, close coupled wc. Shaver point. Heated ladder towel warmer/radiator. Ceiling downlighters. Part tiled walls. Vinyl flooring.

OUTSIDE

2 Allocated Tandem Parking Spaces No. 18

Beautifully Kept Communal Gardens Arranged with well kept lawns, herbaceous borders and beds planted with a colourful array of flowers, shrubs and small trees. Screened at the rear by mature trees.

Bicycle Store

OUTGOINGS

Ground Rent £100 per annum.

Service Charge £1,183.29 January - December 2022.

Lease 125 years from 2004.

Note: The residents of Molineux Place are in the process of acquiring the freehold interest.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	68
(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⁾
688.50 ft²
63.96 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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