



12 Molineux Place

Boltro Road, Haywards Heath, RH16 1BF



Mark Reville & Co

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Boltro Road, Haywards Heath, RH16 1BF

Guide Price £300,000

This splendid ground floor apartment has in recent years been completely refurbished throughout and enjoys direct access to a paved terrace and the beautifully kept communal gardens. The stylish interior offers bright and well designed accommodation having the benefit of gas central heating and double glazing and features include a superb open plan living room with comprehensively fitted kitchen complete with appliances, a large main bedroom with dressing/study area, a second double bedroom and 2 luxury refitted shower rooms (1 en suite to the main bedroom). The building has a door entry phone system, there are 2 allocated car parking spaces and 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 per calendar month (providing a gross yield of about 4%).

Situated in this excellent 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) and to The Broadway with its array of restaurants and bars. The town centre is close at hand 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 access 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.

GROUND FLOOR APARTMENT

Entrance Lobby Trip switches. Door to:

Hall Door entry phone. Radiator. Good size airing/storage cupboard housing Worcester gas combination boiler.

Superb Open Plan Living Room with Kitchen 22'4" x 11'1" (6.81m x 3.38m) A delightful room enjoying a favoured westerly aspect with 2 large double glazed windows and casement door providing access to a paved terrace and the well kept communal gardens, TV aerial point. Excellent kitchen comprehensively refitted with high gloss fronted units and laminate work surfaces with matching splashbacks comprising L shaped work surface, cupboards and deep drawers, integrated **dishwasher** and **washing machine** beneath. Built-in **electric oven**, brushed steel **4 ring gas hob**, glass splashback with concealed extractor hood over. Excellent range of wall cupboards. Integrated **microwave**. Integrated **fridge** and **freezer**. Worktop lighting. Wood effect quality vinyl flooring. Radiator. Ceiling downlighters.

Bedroom 1 14'10" x 11'8" (4.52m x 3.56m) With dressing/study area. 2 large built-in double wardrobes incorporating hanging rails and shelving. Double glazed window. Radiator.

En Suite Shower Room Refitted with white suite comprising large walk-in fully tiled shower with overhead rain water fitment, glass screen and door, counter mounted basin with wall mounted single lever mixer tap. Shaver point. Extractor fan. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Part tiled walls. Electrically heated tiled floor.

Bedroom 2 11'2" x 10'3" (3.40m x 3.12m) Double glazed window. Radiator. Telephone point. Ceiling downlighters.

Luxury Shower Room Stylish white suite comprising large walk-in fully tiled shower with large overhead rain water fitment, glass screen, basin with single lever mixer tap, drawers beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Shaver point. Extractor fan. Double glazed window. Ceiling downlighters. Part tiled walls. Electrically heated tiled floor.

OUTSIDE

2 Allocated Tandem Parking Spaces No.12

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(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	





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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