



41 Heath Court
Heath Road, Haywards Heath, RH16 3AF

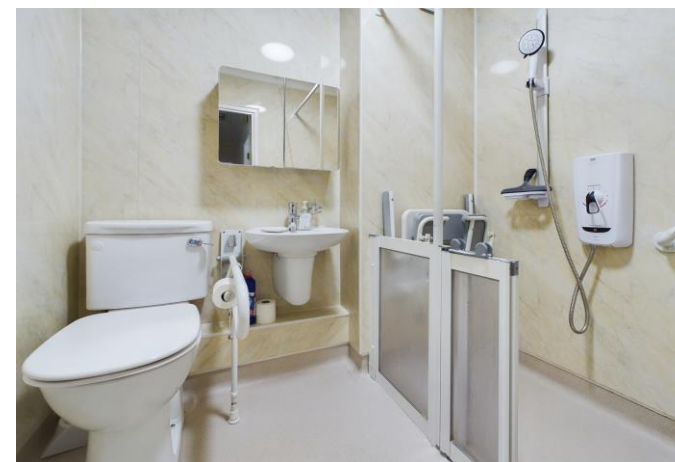
41 Heath Court

Heath Road, Haywards Heath, RH16 3AF

£125,000

This excellent top (second) floor 'independent living' flat forms part of an attractive purpose built development constructed in 1987 by McCarthy & Stone specifically designed for the active 60 years and over. The 'king size' accommodation incorporates a spacious living room enjoying a favoured southerly aspect, a refitted kitchen complete with oven, hob and dishwasher, a double bedroom with large built-in wardrobe and a refitted wet room with white suite. Heath Court has a security entry phone system, an emergency Appello call system, an automatic passenger lift and there is a part time house manager (can be contacted from each room). The residents have the use of a communal lounge with kitchen, laundry on the lower ground floor, there are communal gardens with a sun terrace to the front and a guest suite is available at a nominal charge

Heath Court is located in a central position opposite a modern health centre and just a short walk to The Broadway with its shops, restaurants and amenities. The town centre is close at hand offering a wide range of shops, several coffee shops, banks, post office and Marks and Spencer, whilst the mainline railway station is within easy reach as is Waitrose and Sainsbury's superstores.



TOP FLOOR FLAT

Hall Hatch to loft space. Slimline storage heater.

Living Room 14'4" x 11'7" (4.37m x 3.53m) Attractive mock fireplace with decorative surround, polished stone insert and hearth, fitted coal effect electric fire. Large walk-in airing/storage cupboard housing cold water tank, pre-insulated hot water cylinder, trip switches and slatted shelving. Door entry phone. TV aerial point. 2 wall light points. Double glazed window. Slimline storage heater with convector.

Kitchen 7'6" x 5'11" (2.29m x 1.80m) Refitted with an attractive range of white high gloss fronted units comprising inset stainless steel sink with mixer tap, adjacent work surfaces with cupboards, drawers beneath. Built-in **electric oven** with **4 ring hob** and extractor hood over. Range of wall cupboards. Glazed wall cabinet. Space for upright fridge/freezer. Double glazed window. Part tiled walls. Vinyl flooring.

Bedroom 15'8" x 8'8" (4.78m x 2.64m) Built-in double wardrobe with bi-fold mirror doors. 2 wall light points. Double glazed window. Slimline storage heater.

Wet Room Refitted with white suite comprising walk-in shower area with Mira fitment, fold away seat, glazed screen, basin with single lever mixer tap, close coupled wc. Electrically heated chromium ladder towel warmer/radiator. Extractor fan. Wall mounted convector heater. Waterproof panelled walls and non-slip flooring.

COMMUNAL FACILITIES

Residents Parking

Communal Gardens Arranged mainly as lawns with paved sun terrace/seating area to the front of the building.

OUTGOINGS

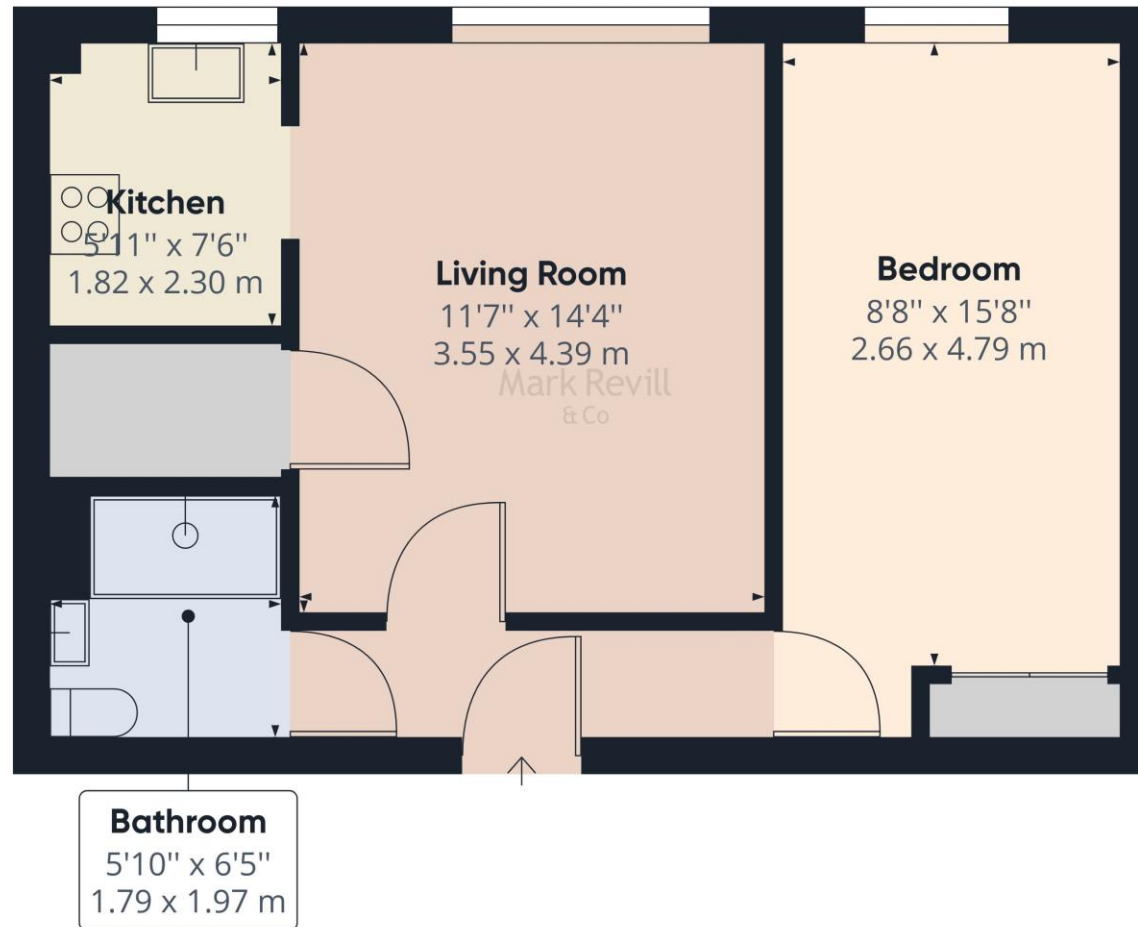
Ground Rent £494 per annum.

Service Charge £2,396 per annum (£46 per week). Includes water rates, window cleaning, 24 hour care line, garden and building maintenance.

Lease 125 years from 1987.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	75
(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⁾
470.30 ft²
43.69 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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