



**Apartment 8, Chorley House**  
Centenary Way, Bolnore Village Haywards Heath. RH16 4WN

 **Mark Revall & Co**



## Apartment 8, Chorley House

Centenary Way, Bolnore Village,  
Haywards Heath. RH16 4WN

**Guide Price £300,000**

This excellent recently built top floor apartment enjoys a south facing balcony and is located in a quiet cul-de-sac. The bright, spacious and stylish interior has the benefit of gas central heating and double glazing and incorporates 2 double bedrooms, en suite shower room, bathroom and features a splendid open plan living room with comprehensively fitted kitchen complete with appliances. There is an allocated car parking space to the rear and the block has a security door entry intercom system. The apartment is ideal for a first time buyer, those wishing to downsize or as a buy to let investor (potential rental income of £1150-1200 pcm providing a gross yield of 4.2%).

Situated at the end of a cul-de-sac within the popular Bolnore Village just a short walk to the local shops and a well regarded primary school. Haywards Heath main line station is 1 mile distant offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) as is the town centre with its wide range of shops, several parks and The Broadway with its array of restaurants and bars. The A23 is just under 5 miles to



the west providing a direct route to the motorway network, Gatwick Airport is 14.2 miles to the north and the cosmopolitan city of Brighton and the coast is 15.6 miles to the south.

## TOP (SECOND) FLOOR APARTMENT

**L Shaped Hall** 2 good size built-in storage cupboards, one housing Baxi gas combination boiler. Door entry phone. Wood effect vinyl flooring.

**Open Plan Living Room with Kitchen** 25'3" x 11'9" (7.70m x 3.58m) Enjoying a favoured southerly aspect.

**Living Area** with media plate, radiator and double glazed doors to balcony.

**Excellent Kitchen** comprehensively fitted with a range of high gloss fronted units complete with Bosch appliances comprising inset stainless steel bowl and a half sink with mixer tap, adjacent wood effect laminate work surfaces and upstands, cupboards, integrated **dishwasher** and **washing machine** beneath. Built-in **electric oven**, brushed steel **4 ring gas hob**, coloured glass splashback and brushed steel extractor hood over, flanked by wall cupboards. Integrated tall **fridge/freezer**. Central heating and hot water timer control. Extractor fan. Wood effect vinyl flooring.

**South Facing Balcony** 10'10" x 4'4" (3.30m x 1.32m) With attractive open outlook.

**Bedroom 1** 13'5" x 9'10" (4.09m x 3.00m) Fitted double wardrobe with floor to ceiling sliding mirror doors. Central heating and hot water timer control. Media plate. Double glazed window. Radiator.

**En Suite Shower Room** Fully tiled shower with glazed screen and door, basin with single lever mixer tap, wc with concealed cistern. Shaver point. Extractor fan. Heated chromium ladder towel warmer/radiator. Part tiled walls. Wood effect vinyl flooring.

**Bedroom 2** 14'3" x 9'5" (4.34m x 2.87m) Double glazed window. Radiator.

**Bathroom** White suite comprising bath with centrally mounted mixer tap, independent shower over, glazed shower screen, basin with single lever mixer tap, wc with concealed cistern, useful tiled shelf. Shaver point. Heated chromium ladder towel warmer/radiator. Part tiled walls. Wood effect vinyl flooring.

## OUTSIDE

**Allocated Car Parking Space** Number 117. Located at the rear of the building.

## OUTGOINGS

**Ground Rent** £250 per annum.

**Service Charge** £2,400 per annum.

**Lease** 125 years from 1<sup>st</sup> January 2015

**Managing Agents** Pembroke Property Management, Foundation House, Coach & Horses Passage, Lower Pantiles, Tunbridge Wells, TN2 5NP. Telephone: 0333 3442100.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



**Approximate total area<sup>0</sup>**  
747.79 ft<sup>2</sup>  
69.47 m<sup>2</sup>

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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