



**Flat 20, Canton House, Great Heathmead**  
Haywards Heath, RH16 1FD  
**Penthouse Apartment with 2 Parking Spaces**





## Flat 20, Canton House

Great Heathmead, Haywards Heath, RH16 1FD

### Guide Price £235,000 Leasehold

This delightful penthouse apartment forms part of Great Heathmead development, an exclusive gated development set in its own well kept grounds. The accommodation comprises a spacious living room with far reaching views across the development, separate modern kitchen complete with appliances, double bedroom with built in wardrobe and bathroom with white suite and large storage cupboard. The property features slimline electric radiators, double glazed windows and 2 underground parking spaces. The block has the benefit of a door entry system and the communal landing is flooded with light from the atrium ceiling. Residents of Great Heathmead enjoy the use of the communal gardens with barbecue area, a fitness room (for a nominal fee) and a car wash facility. The flat would be ideal for a first time buyer, those wishing to downsize or a buy to let investor offering a potential rental income of £1,100 per calendar month (providing a gross yield of approximately 5.6%)

Great Heathmead is located just a short walk from Haywards Heath mainline railway station providing a fast and frequent service to central London (London Bridge/Victoria 42-45 minutes). The Dolphin Leisure complex, Waitrose and Sainsbury's superstores are in the immediate vicinity, whilst the town centre is close at hand with its wide range of shops including The Broadway with its array of restaurants and bars. The A23 lies about 5 miles west of the town 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 15.5 miles to the south.

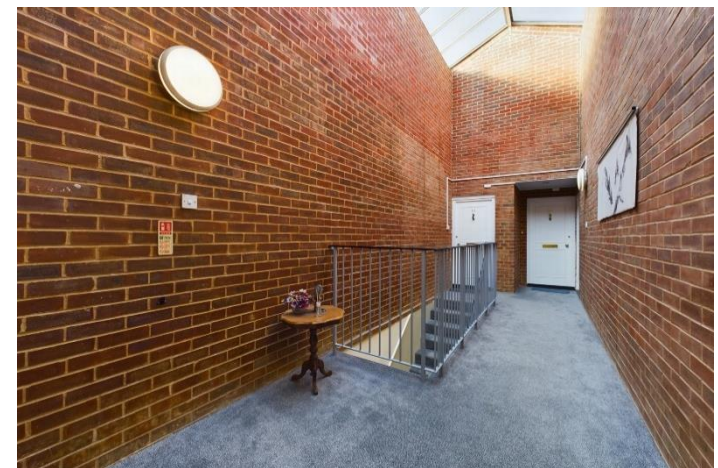
Ground Rent: £200 per annum.

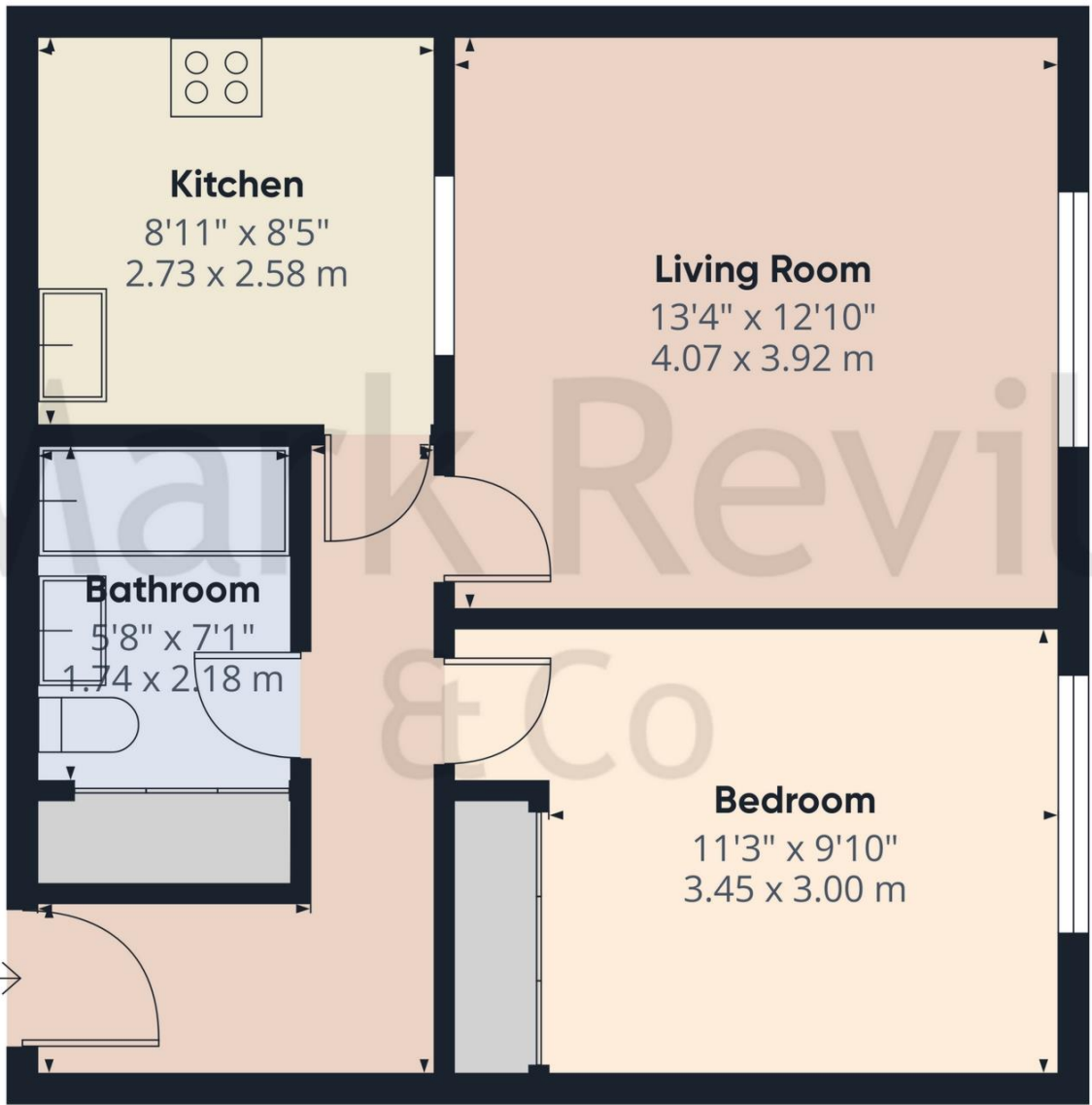
Service Charge: £1,787 includes building insurance.

Lease: £150 years from 1987.

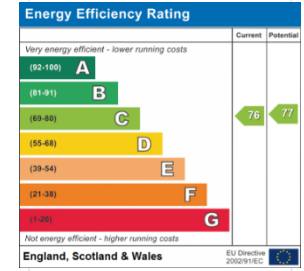








Approximate total area<sup>(1)</sup>  
 503.65 ft<sup>2</sup>  
 46.79 m<sup>2</sup>



(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.

Calculations are based on RICS IPMS 3C standard.

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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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