



## 6 Charter Gate

Boltro Road, Haywards Heath, RH16 1BQ

 Mark Reville & Co

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**Guide Price £285,000 Leasehold**

This charming 2 bedroom, second floor apartment offers a comfortable and contemporary living space, perfect for modern living. The accommodation comprises; a spacious living/dining room, featuring three large sash windows that flood the room with natural light, a well equipped kitchen complete with appliances, the main bedroom benefits from an ensuite shower room, while the second bedroom has easy access to the main bathroom. Added benefits include two convenient storage cupboards from the generous landing area, double glazing, gas central heating and an allocated parking space. The property is situated within a gated development, ensuring peace of mind and added security plus a telephone entry system to the building. The property is ideal for a first time buyer or a buy to let investor with a potential rental income of approximately £1,350 per calendar month.

Charter Gate is located in a very convenient central location just a short walk to the mainline railway station providing an excellent service to central London (Victoria/London Bridge 42-45 minutes). Waitrose and Sainsbury's superstores, the Dolphin Leisure complex and local shops are in the immediate vicinity, whilst Haywards Heath town centre is close at hand offering a wide range of shops and an array of restaurants and bars in The Broadway. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is 13.5 miles to the north and the cosmopolitan city of Brighton and the coast is 15 miles to the south.

**Ground Rent: £200 per annum.**

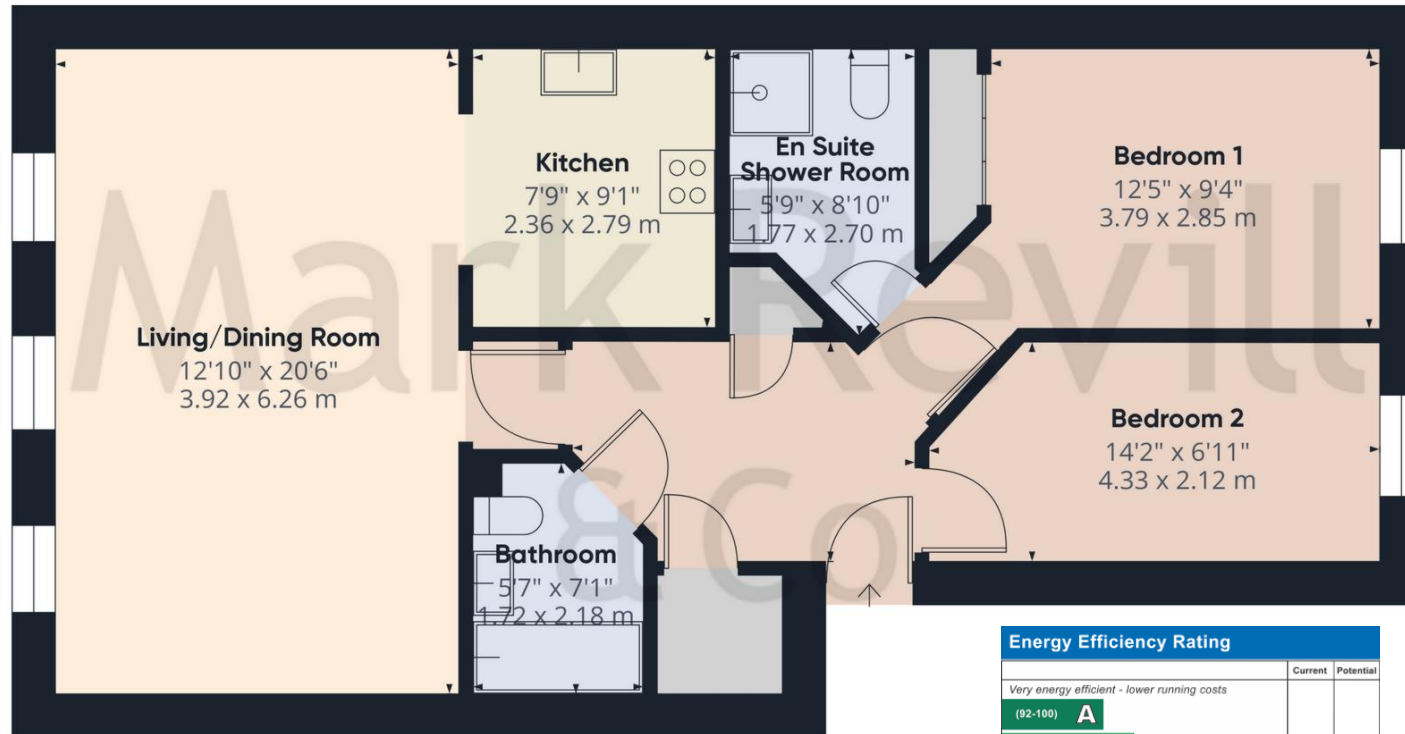
**Service Charge: £1,478 per annum.**

**Leasehold: 999 years from 2001**

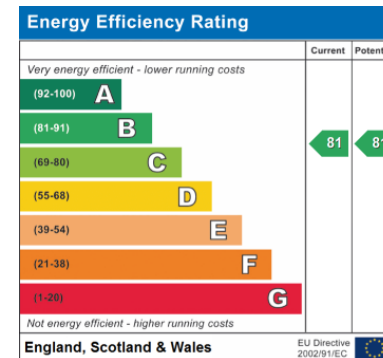
**Managing Agents: Hunters - Tel: 01444 254400**







Approximate total area<sup>(1)</sup>  
758.32 ft<sup>2</sup>  
70.45 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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