



24 Kendall Court, Southdowns Park, Haywards Heath, West Sussex RH16 4SX

GUIDE PRICE ... £200,000-£205,000 ... LEASEHOLD



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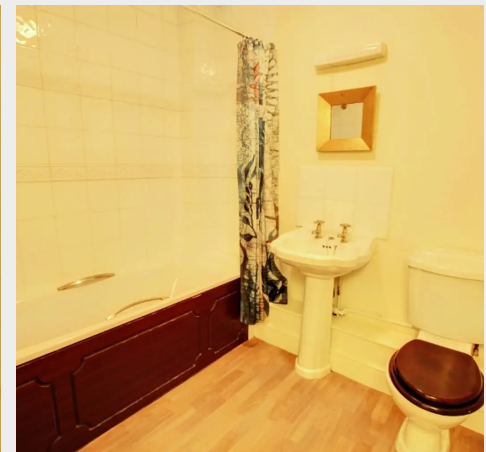
A 2 bedroom, 2 bathroom 1st floor apartment in a courtyard setting within Southdowns Park where residents enjoy some wonderful facilities, including a gymnasium, stunning gardens with designated barbecue area and the services of the friendly concierge

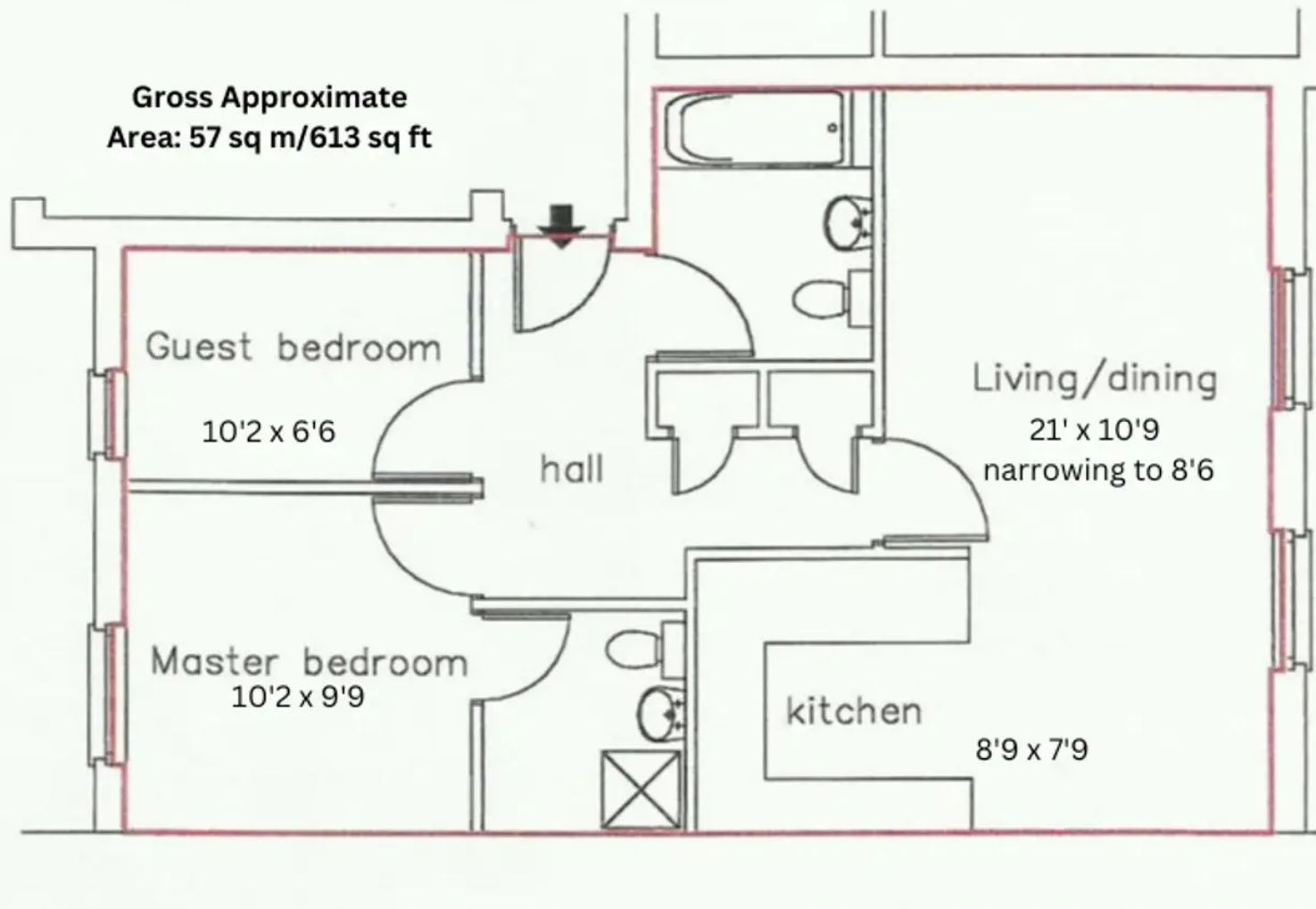
- Perfect first purchase or buy to let investment
- Should rent out for at least £1100 per month
- Beautiful gardens and grounds with BBQ area
- Residents gymnasium (membership included)
- Large open plan kitchen/living area with sash windows
- Main bedroom with en-suite shower room
- 2nd bedroom and bathroom
- Gas heating to radiators (new boiler in 2018)
- Allocated parking space (No. 170)
- For sale with no onward chain
- EPC: B Council Tax Band: D
- **Tenure:** Leasehold 10/03/1997 125 years. 99 years left
- **Ground Rent:** £150 per annum - has been the same since owner bought it in 2009 - no reference to increases
- **Service Charge:** For the current year (2023) £2800 paid in 2 instalments (includes water rates)
- **Managing Agents:** Southdowns Park Management Co. Ltd, c/o Pembroke Property Management, Foundation House, Coach & Horses Passage, Tunbridge Wells, Kent, TN2 5NP 0333 3442 100

NB. This information is believed to be correct. However, all intending purchasers should check with the managing agents before proceeding.



Southdowns Park is situated off Colwell Road on the southern side of Haywards Heath within approximately 0.75 of a mile of the town centre with its range of shopping facilities and amenities including The Orchards shopping precinct and South Road. A bus service runs along Colwell Road which links with Haywards Heath mainline railway station (1.5 miles distant) which provides regular services to London (Victoria & London Bridge both 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). The town has excellent sports and leisure facilities including an array of restaurants and cafes in the Broadway. By road, access to the major surrounding areas including Gatwick, London and Brighton can be gained via the B2112, the A272 and the A/M23, the latter lying 6 miles to the west at either Bolney or Warninglid and can be swiftly gained via the Haywards Heath/A272 relief road.





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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.