



33 Charter Gate, Boltro Road, Haywards Heath, RH16 1BQ

£275,000 ... Leasehold

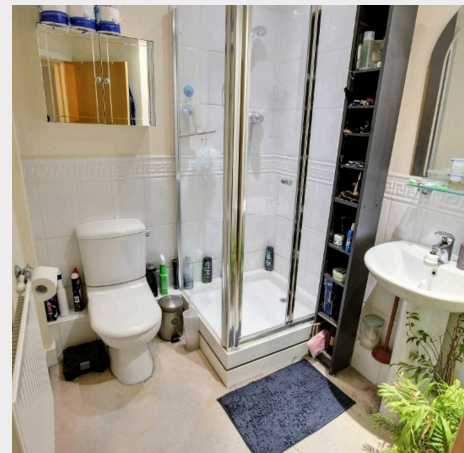


**MANSELL
McTAGGART**
Trusted since 1947



A 2 bedroom, 2 bathroom first floor flat with east and west facing aspects in this desirable gated complex within 150 yards of the railway station.

- Within 150 yards of the railway station
- Desirable and secure gated complex
- 20' x 13' living room
- Open plan kitchen with integrated appliances
- Main bedroom with en-suite shower room
- 2nd double bedroom and bathroom
- Allocated parking space directly outside
- Ideal first purchase or buy to let investment
- Close to Sainsbury's, Waitrose and leisure centre, 5-10 minutes walk to the Broadway restaurant and bars
- Should rent out for £1250 per month giving an annual income of £15,000 (5% return)
- For Sale with no Chain
- EPC: C Council Tax Band C
- **Tenure:** Leasehold - 999 years from 25.03.2001
- **Ground Rent:** £200 per annum
- **Service Charge:** for the current year - £1375.00
- **Managing Agents:** Hunters, Estates & Property Management, 1 Church Road, Burgess Hill, West Sussex RH15 9BB
t: 01444 254400 w: hunters-group.co.uk



Charter Gate is located at the northern end of Boltro Road just to the south west of the main railway station and only 100 yards from the rear entrance.

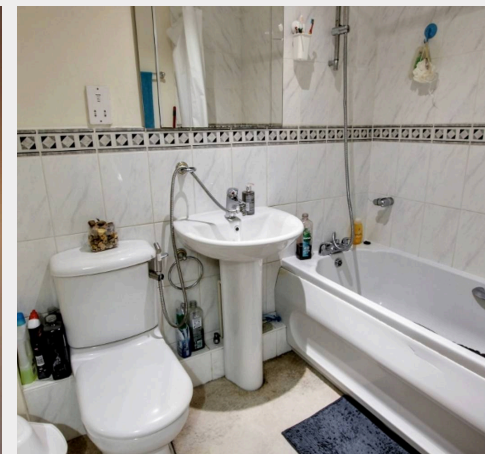
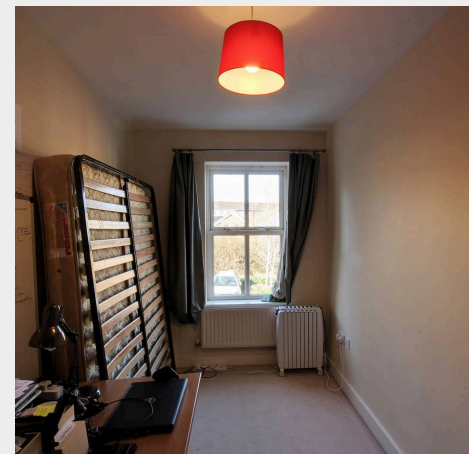
The mainline station provides fast services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins). There are several shops and food outlets within a short walk and the Sainsbury's Superstore and Waitrose all within a 5 minute walk.

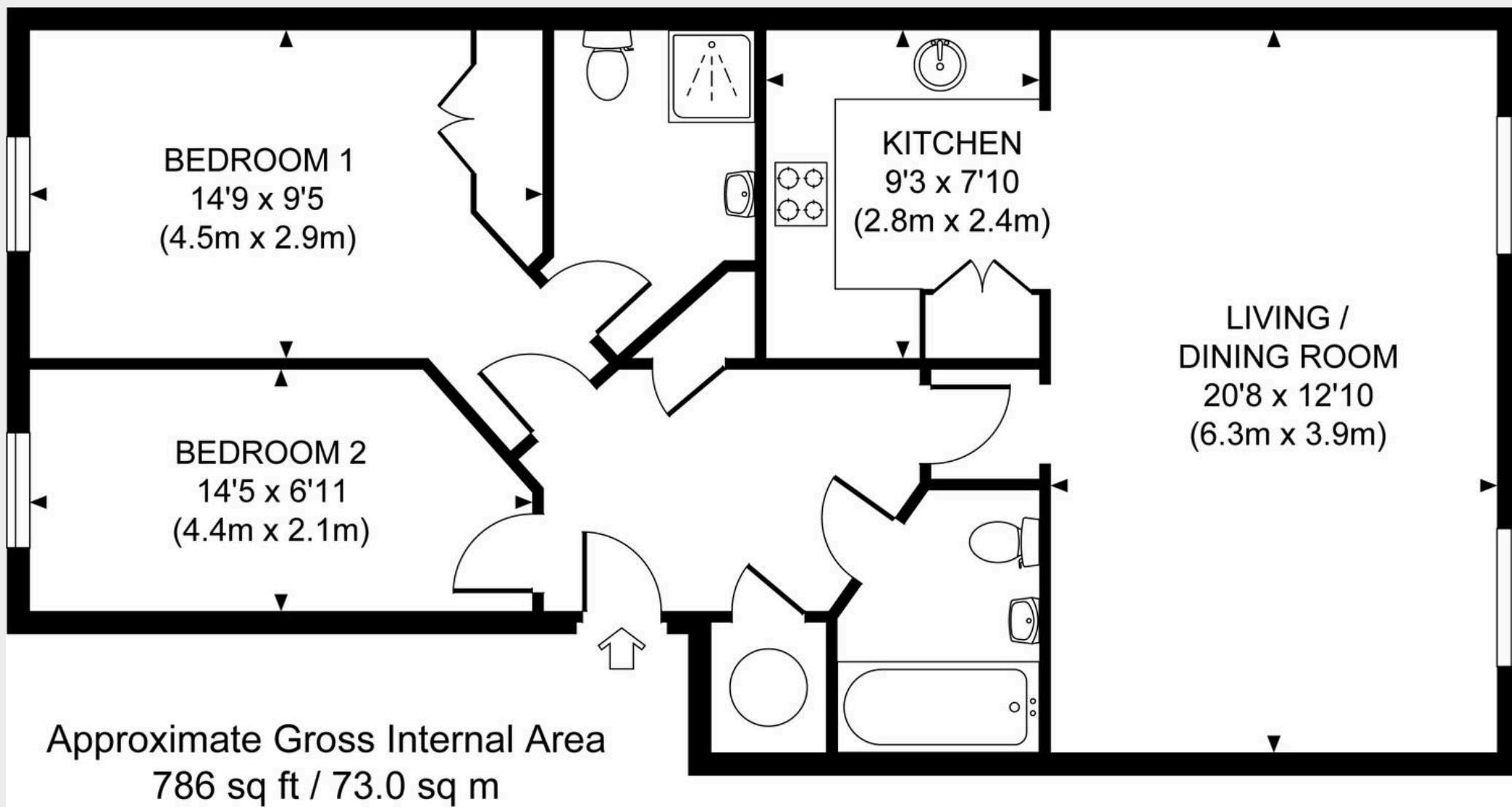
The Broadway with its numerous restaurants, cafes and bars are within a 5-10 minute walk and the main shopping areas of South Road and The Orchards are a little further.

There are numerous open spaces including Muster Green, Victoria Park, Beech Hurst Gardens and Clair Park.

There are several schools for all ages within a short walk.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid.





Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South - RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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.