



Flat 12, Winkfield Court, Boltro Road, Haywards Heath, RH16 1BH

£227,500

LEASEHOLD





An enormous (743 sq ft) 1 bedroom apartment with a garage in this well managed block with low annual charges located between the station and town centre ideal as a first purchase or buy to let investment.

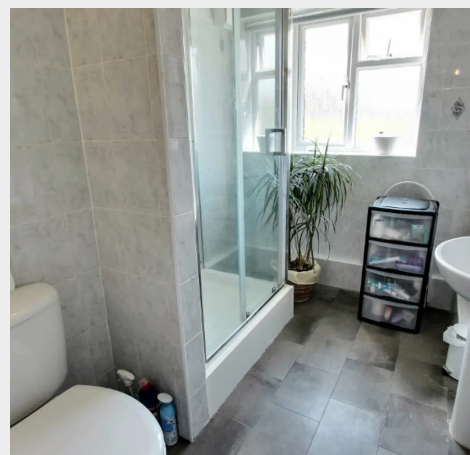
- 1 bedroom first floor apartment within a 5-10 mins walk to railway station and the Broadway
- Garage at the rear of the building with electric doors
- Ideal first purchase or buy to let investment - Should rent out for £1,000 per month giving a gross income of £12,000 per annum (5% return)
- Tenure - Leasehold with new 125 lease from 8th July 2022
- Managing Agents: Clarion Housing, Reed House, Peachman Way, Broadland Business Park, Norwich NR7 0WF t: 0300 500 8000
- Huge living room with cupboard/study
- Separate kitchen and shower room
- Large double bedroom with plenty of wardrobes
- Ground Rent - non-payable (Peppercorn)
- Service Charge for the year commencing April 2023 - £663.44
- EPC: C - Council Tax Band: B



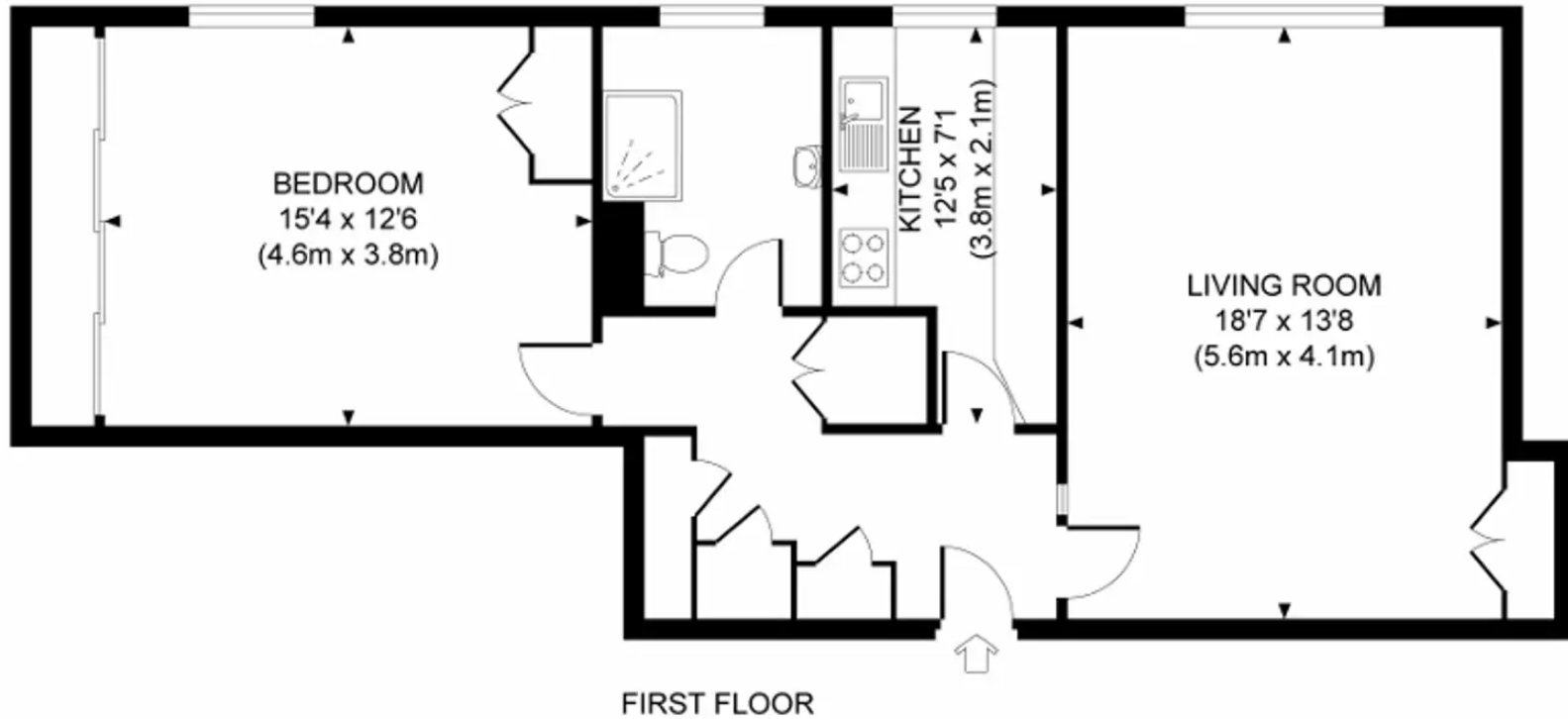
Winkfield Court is located on Boltro Road opposite the Library and Council Offices. The rear entrance to the railway station is at the bottom of the road and should take less than 5 minutes to walk to the town's fashionable Broadway with its numerous restaurants, cafes and bars is equally as close.

The town centre is a couple of minutes further on where there are numerous shops and stores. There are several large parks around the town and the property is particularly close to Muster Green and the Dolphin leisure centre.

By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies about 5 miles to the west.



Approximate Gross Internal Area
743 sq ft / 69.0 sq m



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