



9 Molineux Place, Boltro Road, Haywards Heath, West Sussex RH16 1BF

PRICE ... £285,000 ... LEASEHOLD



**MANSELL
McTAGGART**
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A sunny top floor east and west facing 2 bedroom, 2 bathroom apartment in this desirable town centre location close to the railway station, fashionable Broadway, the historic Muster Green and Victoria Park.

- 2nd (top) floor modern apartment
- Great location close to shops and restaurants
- Lower than average service charge & ground rent
- Built in the early 2000's by Persimmon Homes
- Clean and neutral decoration throughout
- West facing kitchen/living room with Juliet balcony
- Master bedroom with en-suite shower room
- 2nd double bedroom and bathroom
- Allocated parking space (Space No.9)
- EPC rating: C - Council Tax Band: C
- *For sale with no onward chain
- The property is currently let out at £1090 per month to the same tenant who has been in occupation for 3 years who would be happy to negotiate a new rental figure and tenancy agreement. If a buy to let investor was interested, otherwise notice will be served and vacant possession will be offered.

• **Tenure:** leasehold – 125 years from 01.01.2004.

Ground rent: £100 per annum – fixed for the entire length of the lease

Service charge: for the year (2023) £1363.31.

Managing agents: Hunters Estates & Property Management. Burgess Hill T: 01444 254400



The property is situated at the southern end of Boltro Road within 500 yards of the mainline railway station which provides a fast and regular service to London (Victoria/London Bridge approximately 47 minutes) and the south coast (Brighton approximately 20 minutes). Sainsbury's Superstore and Waitrose are also close by. The town centre is within 350 yards providing an extensive range of shops and stores and a little closer is The Broadway with its vast array of cafes, restaurants and bars. Open spaces nearby include Muster Green, Victoria Park and Clair Park. The town has numerous sports clubs, leisure groups, good schools, a 6th form college and a leisure centre.

By road, access to the surrounding areas can be gained via the A272 and A/M23, the latter lying approximately 5 miles to the west at either Bolney or Warninglid giving swift access to Brighton, Gatwick Airport and the M25 or 8 miles to the north at Maidenbower (Junction 10A).

Distances in approximate miles:-

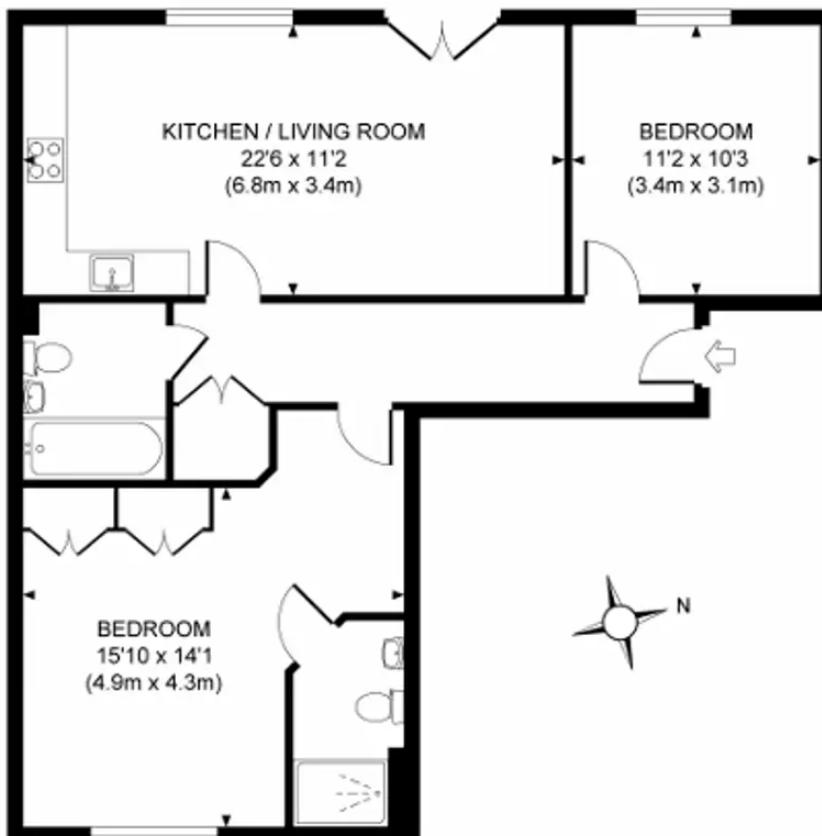
Schools: Harlands (0.9), St Wilfrid's C of E Primary (1), St Joseph's RC Primary (0.6), Warden Park Junior Academy (0.9), Warden Park Secondary Academy in Cuckfield (1.7), Oathall Community College (1.5)

Station: Haywards Heath mainline station (0.2 miles)



Approximate Gross Internal Area

767 sq ft / 71.2 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Mansell McTaggart Haywards Heath

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