



188 Ancaster Court, The Welkin, Lindfield, West Sussex, RH16 2PW

Mansell McTaggart Lindfield

Guide £215,000 Leasehold



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*** PLEASE WATCH VIEWING VIDEO ***

- A tucked away and well presented one bedroom first floor flat
- Popular and convenient village location walking distance to the picturesque High Street, Schooling & mainline Railway Station
- Private front door with stairs to **First Floor Landing** + useful storage cupboard + hatch to insulated loft space
- **Kitchen** with a range of units at eye and base level, replaced worksurfaces, space for domestic appliances and front window
- Open plan **Sitting / Dining Room** with fireplace surround and front window
- Stunning re-fitted modern white & grey **Bathroom** with an enclosed bath, shower unit and screen, low level WC, wash basin, part tiled walls and opaque rear window
- Separate **Double Bedroom** with rear window
- uPVC double glazed windows + new electric heating
- Lease: 99 years from 29th September 2012
- £262.57 Quarterly Service Charge
- £50.00 per annum Ground Rent
- £28.41 Quarterly Reserve Fund (period 29.9.23 - 24.12.23) Payable to Hamways Limited (Hamways House, 104 Station Road East, Oxted, Surrey, RH8 0QB - Tel: 01883 730890)
- EPC Rating: D and Council Tax Band: B
- **Available with No Chain & Vacant Possession**



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LOCATION

The Welkin is located off Hickmans Lane and is only a short walk of Lindfield High Street with its traditional range of shops, stores, boutiques, churches, pond, common and historical properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society. By road, access to the major surrounding areas can be gained via the A272 and the A/M23 linking with Gatwick Airport and the M25.

SCHOOLS

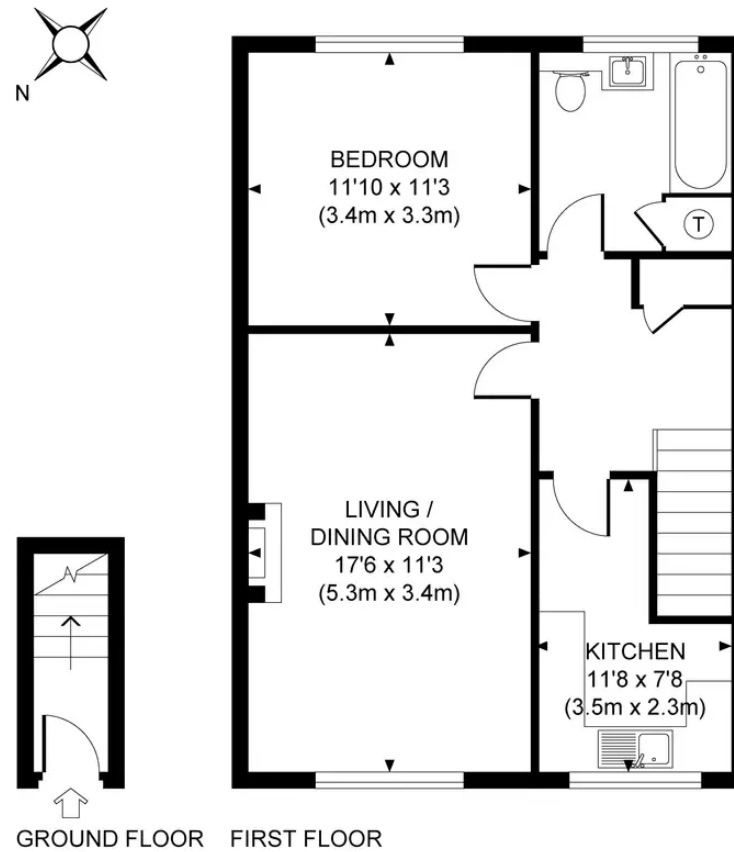
Lindfield Primary (0.5 miles), Blackthorns Primary (0.8 miles), Oathall Community College (0.7 miles). The local area is well served by several independent schools including; Great Walstead (1.6 miles) & Ardingly College (2.1 miles)

STATION

Haywards Heath mainline railway station (1.2 miles). Fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



Approximate Gross Internal Area
573 sq ft / 53.3 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 Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

Tel: 01444 484084

Email: lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

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