



Flat 6, Henmead House, Renfields, Haywards Heath, West Sussex RH16 4WJ

PRICE ... £335,000 ... LEASEHOLD



**MANSSELL
McTAGGART**
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A fabulous south and east facing first floor apartment of 868 ft.² with a lift service, underground parking and an enormous double aspect living room with balcony overlooking woodland and a meadow in the highly desirable Tall Trees/Upper Village area of Bolnore within an easy walk to the town centre, railway station, and Village Square with shop and highly regarded primary school.

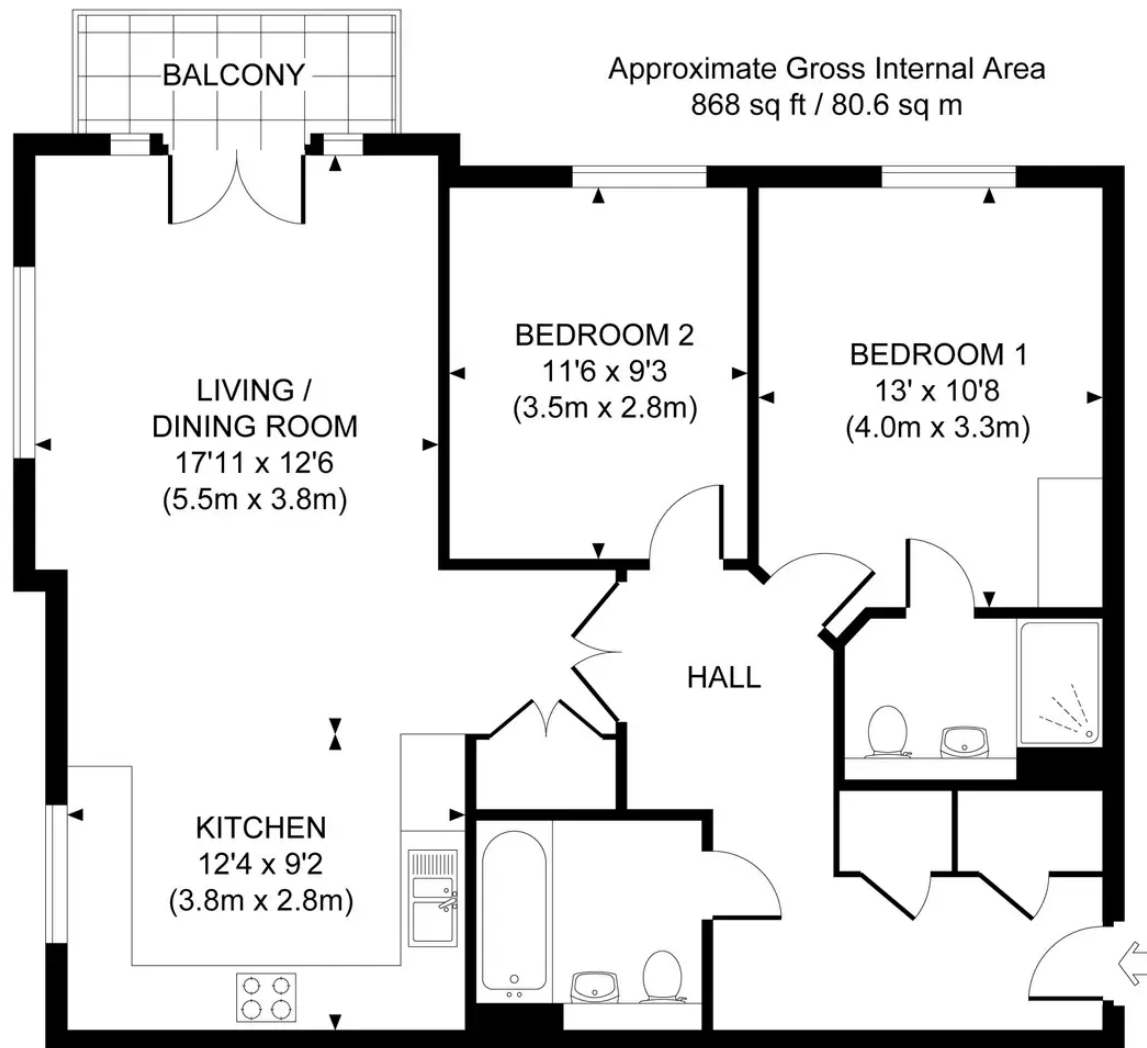
- Surrounded by protected woodland & countryside enjoying wonderful woodland views
- Underground parking space (No. 86)
- Bicycle store
- Huge open plan living area with balcony
- Kitchen with range of integrated appliances
- Bedroom 1 with wardrobes & en-suite
- Second bedroom and family bathroom
- Double glazed windows - Gas heating to radiators
- Plenty of storage cupboards
- Easy walk to town and 1.1 miles walk railway station
- 5-10 mins walk to Village Square
- For sale with no onward chain
- EPC rating: B - Council Tax Band: D
- **Tenure:** leasehold - 125 years from 01.01.2015
- **Ground rent:** £250 pa with reviews every 10 years
- **Service & estate charge:** for the year 2023 - £1695.02
- **Buildings insurance:** for the year 1st May 23 - 30th April 24 £781.90
- **Managing Agent:** Tall Trees (Bolnore) Residents Management Company Ltd



Henmead House is located off Renfields within the most recently built part of Bolnore Village on the town's south/western edge and can be swiftly accessed on foot from Bolnore Road and Wealden Way. Open countryside and protected woodland interspersed with numerous pathways is literally on the doorstep providing some wonderful walks with links to the Village Square with its Co-op store or through to Ashenground Road. The village has a highly regarded primary school and children go onto Warden Park Secondary Academy in neighbouring Cuckfield. The Woodside pavilion has numerous community facilities, and sports pitches and there is a 'Perfect Start' nursery in the Old Barn. A regular bus service runs through the village linking with the town centre, railway station and neighbouring districts. The town has an extensive range of shops, restaurants, cafes and bars, sports clubs and a state-of-the-art leisure centre. The main town centre, fashionable Broadway and railway station can be reached on foot within 15/20 minutes.

Distances: (on foot/by car in miles approx) : Bolnore Primary School 600 yards, Warden Park Secondary Academy 1.6, Railway Station 1.1 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), A/M23 at Bolney 5, Gatwick Airport 14, Brighton seafront 15.





Mansell McTaggart Haywards Heath

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