



Fleur de Lis, Bolnore Road, Haywards Heath, West Sussex

spacious one bedroom apartment located in the desirable independent living complex of Fleur de Lis, with communal gardens



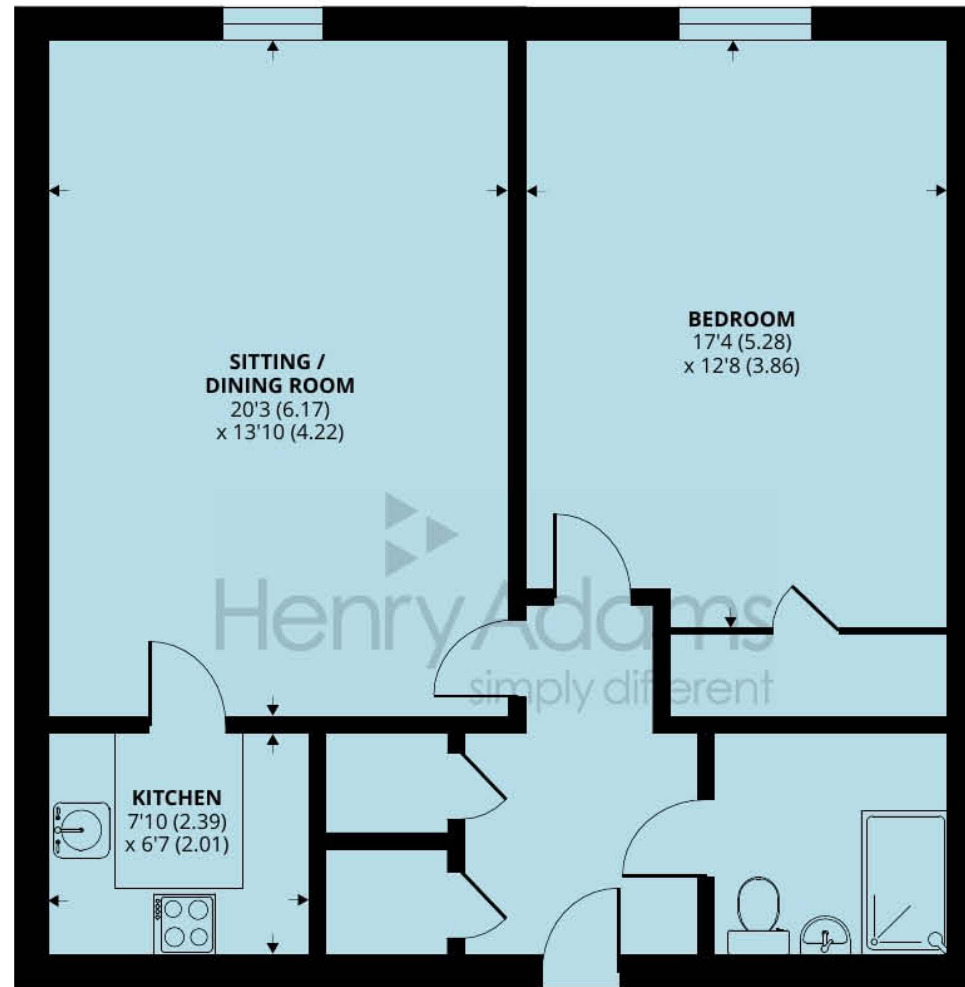
- ▶ Prestigious Fleur-De-Lis complex
- ▶ Communal Gardens
- ▶ Independent Living for Over 60's
- ▶ Walking Distance of Town Centre
- ▶ No Onward Chain
- ▶ First Floor Apartment
- ▶ Communal Lounge
- ▶ Residents Guest Apartment
- ▶ Concierge Service
- ▶ EPC B Rating

A superb first floor luxury apartment in the exclusive Fleur de Lis development, which has been constructed to a very high specification throughout and specifically designed for the aged 60 and over, offering residents' security and independence. The development offers a formal drawing room with adjacent kitchen, a guest suite facility, landscaped communal garden, concierge service and Lifeline 24 hour care support system. Access via communal entrance with video door entry system, the apartment is located on the first floor with lift and stairs available. The apartment comprises; entrance hall with two storage cupboards, (one with plumbing for a washer/dryer machine) and doors leading to a spacious living/dining room measuring approximately 20'3" x 13'10", door opening to a high quality kitchen with ample storage, granite work tops and integrated NEFF appliances including fridge, freezer oven, hob and dishwasher. Back from the entrance hall doors lead to large bedroom with walk in wardrobe, a shower room with double shower unit, glass shower screen, wash basin, wc and towel rail.

The apartment is presented with high quality finish throughout, with neutral colour scheme, the property is ready to move straight in to and being sold with no onward chain.

As well as communal lounge, there is beautifully landscaped communal gardens with terrace area, lawn and features a range of mature trees, shrubs, and flowers. There is also a secure car park at the rear for residents' access via electric gates and spaces available at an additional charge of £250 per annum.





GROUND FLOOR

Approximate Area = 741 sq ft / 68.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Additional Information

Fleur de Lis requires at least one resident to be over the age of 60 with any second resident over the age of 55.

Tenure: Leasehold

Lease: 125 years from 2016

Ground Rent: £525 Per Annum

Service Charge: £4,502 Per Annum

The service charge includes concierge service, Lifeline alarm, building insurance, domestic and waste water rates, upkeep and cleaning of the communal areas including window cleaning, gardens maintenance and lift maintenance.

Council Tax Band: B - Mid Sussex District Council

Location

Ideally situated within a short walk of Haywards Heath mainline train station and town centre. Sainsbury's Superstore and Waitrose are also within walking distance for large food shop. Haywards Heath town centre provides extensive shopping facilities including Marks and Spencer's, The Orchards Shopping Centre and cafes, as well as a variety of bars & restaurants situated on The Broadway. Haywards Heath mainline station offers regular services to London (approximately 47 minutes to London Bridge/Victoria), Brighton (20 minutes) and Gatwick Airport (20 minutes). By car, surrounding areas can be accessed via the A272 and A23/M23 with links to Brighton, Gatwick Airport and London.

