



Flat 7, Corinth Court, St. Paul's On The Green, Haywards Heath, RH16 3HB

GUIDE PRICE ... £285,000 ... LEASEHOLD



**MANSELL
McTAGGART**
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A sunny top floor south and west facing 2 bedroom, 2 bathroom apartment in this highly desirable development overlooking the large green and within a short walk of the railway station, town centre, glorious Clair Park and within a rather pleasant walk into the neighbouring village of Lindfield via the Scrase Valley Nature Reserve.

- South and west facing second floor flat
- Highly desirable St Pauls On The Green development built by Charles Church in 2007
- Lovely walk across Clair Park to the railway station
- Close to schools and town centre
- Immaculate neutral decoration throughout
- Double aspect living room overlooking the green
- Separate kitchen with granite tops and appliances
- Master bedroom with en-suite shower room
- 2nd double bedroom and separate bathroom
- Allocated parking space
- Ideal Buy To Let investment (should let for £1250 PCM) or UK bolt-hole
- EPC rating: C - Council Tax Band: C
- Tenure: Leasehold 125 years from 01.01.2007
- Ground rent: currently £350 PA increasing by £100 every 10 years up to a maximum of £1000 PA
- Service charge: £1903.49 for the current year
- Managing agents:
Hobdens Property Management Ltd t: 01903 724040

NB. This information is believed to be correct although intending purchasers should check with the managing agent before proceeding



Corinth Court is situated at the end on the left of the first row of properties after you enter St Paul's On The Green which, in turn, is just off Oathall Avenue in this established residential area just to the east of Clair Park with its many acres of park and woodland and also being home to Haywards Heath Cricket Club. The railway station can be swiftly accessed on foot via the park and provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

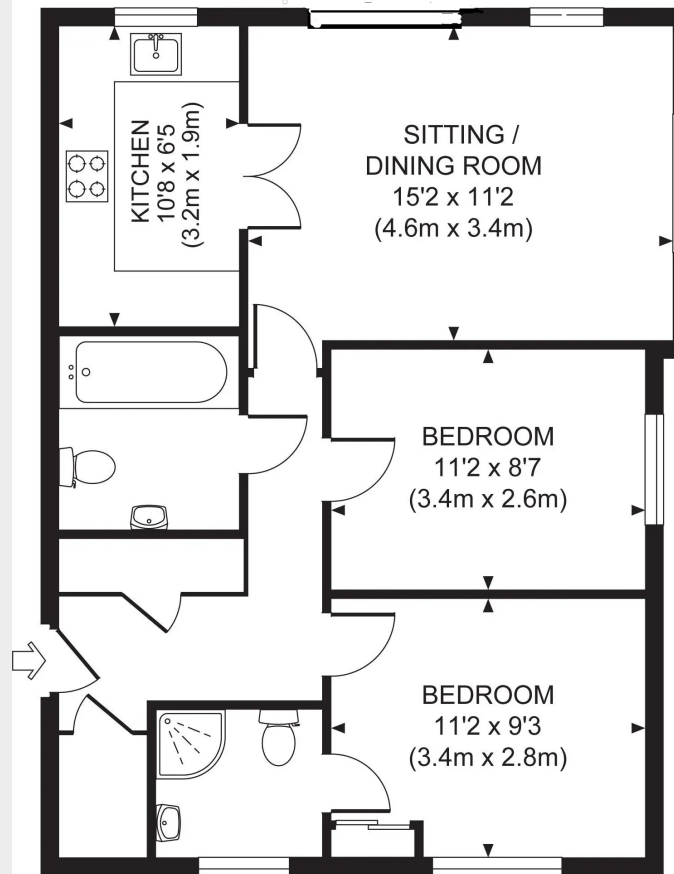
The town centre is approximately 0.75 miles distant to the south where there is an extensive range of shops, stores, cafes, restaurants and bars. There are numerous leisure and sports clubs, including a state of the art leisure centre and the town also has a sixth form college. Schools are well represented throughout the town and there are several primary schools within walking distance including: Warden Park Primary Academy (0.7 miles), St Joseph's RC (0.6 miles) and Blackthorns (0.8 miles) in neighbouring Lindfield. An entrance into Oathall Community College (secondary school) is 0.5 miles distant accessed via Oathall Avenue.

A regular bus service runs close by linking with the town centre, the railway station (0.5 miles), the hospital and the neighbouring districts. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5.5 miles to the west at Bolney or Warminglid.





Approx. Gross Internal Floor Area 634 sq ft / 59 sq m



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