



22 Fleur De Lis, 2 Bolnore Road, Haywards Heath, West Sussex RH16 4WH

GUIDE PRICE ... £250,000-£260,000 ... FREEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



A well appointed and much larger than average one bedroom apartment (741 ft.²/68.8 m²) and sunny West facing 1st floor apartment in this luxurious and secure complex for those looking for independent living of 60/55* years of age. Being ideally located on the Western edge of the town centre within a short level walk of the main shopping areas and close to the railway station, Beechhurst Gardens, Paiges Meadow nature reserve and Bolnore Woods.

Tenure: Leasehold 125 years from 01.02.2016 (117 years remaining)

Ground rent: £525 per year

Service charge: For the 6 month period Jan – July 2024: £2260.50

Secure Parking space: *£250 per year – subject to availability

Managing agents: Lifestory.co.uk T: 0800 060 8730

Agents Note:-

Ground rent which increases to £1050 on the 10th anniversary and from January 2046 is reviewed every 5 years in line with the retail price index. (RPI)

Service Charge includes building insurance, concierge manager, lifetime alarm, water rates, window cleaning, garden maintenance, lift servicing and maintenance. communal areas water and heating.



Great location close to all town centre facilities

Secure and luxurious building for the active elderly with communal gardens and car park

At least 1 resident has to be 60 years or over with partner being at least 55

Concierge manager, residents lounge and guest accommodation available at £45 per night

Lift service and stair access from the ground to 1st and 2nd floors

Secure video entry system with life line emergency call service

Large living room - west facing leading to a separate fully equipped kitchen

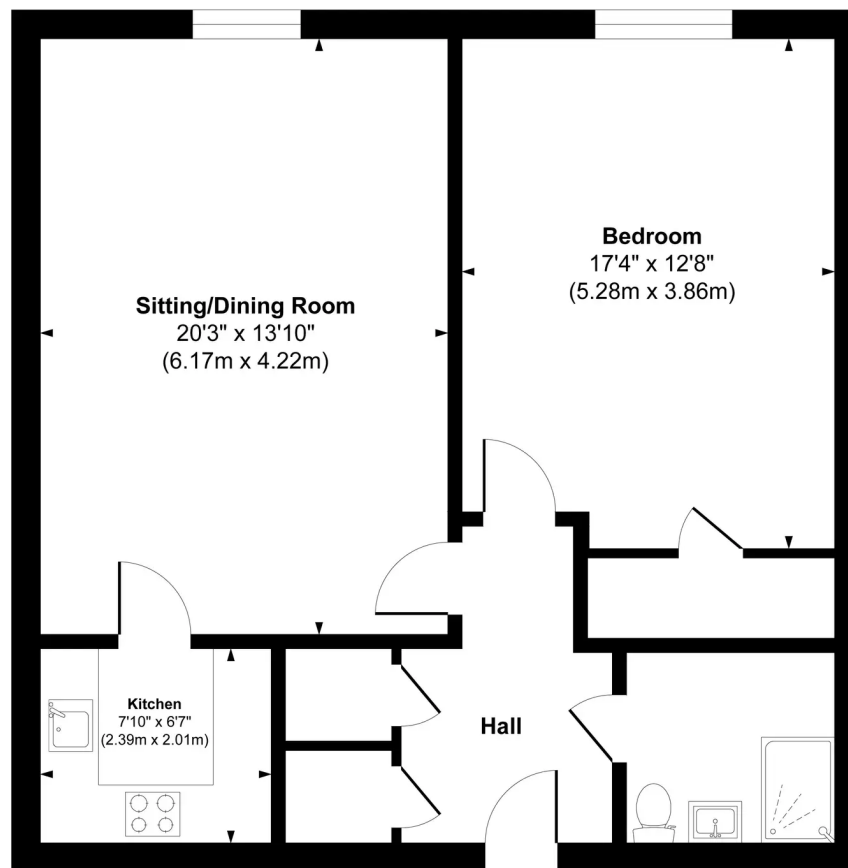
Entrance hall, shower room, utility cupboard and separate storage space.

Large west facing bedroom, walk-in wardrobe with quality hanging system

Premier New Homes Warranty cover till 2028

EPC rating: B - Council Tax Band: B





Approx. Gross Internal Floor Area 741 sq. ft / 68.8 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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