

FOR SALE



20 Ashenground Road

1 Bedroom, 1 Bathroom, Flat

Asking Price Of £210,000


MARTIN&CO



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1 Bedroom, 1 Bathroom

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- Ground Floor Flat
- Own Private Entrance
- Modern Fitted Kitchen .
- Bathroom With Walk in Shower
- UPVC Windows



Martin and Co are pleased to bring to the market this attractive ground floor flat which offers an exceptional opportunity for a first time buyer or an investor seeking a lucrative rental property.

DESCRIPTION

Boasting a generous layout, this ground floor one bedroom flat with its own private entrance offers a spacious lounge with feature bay window providing an abundance of natural light and a delightful ambience. The separate kitchen offers integrated appliances and ample storage space, allowing for a clutter-free culinary experience. The well-proportioned double bedroom provides a good space and area to rest. The property benefits from gas fired central heating and double glazing .**No onward chain**

LOCATION

Situated in a prime location in Ashenground Road and is in close proximity to Haywards Heath town center which offers an extensive number of shops , cafes, restaurants and bars .The Princess Royal Hospital is in close proximity and within walking distance as is Haywards Heath mainline train station with direct links to London and other major cities making this property an attractive, ideal choice .

The Finer Details

Tenure : Leasehold 125 yrs from 2012 113 years remaining

Service Charge £ 953.67 p.a.

Ground Rent - £ 100.00 p.a.

EPC Rating: C

Council Tax Band B - £1,732.83 (2024-2025)



Services:
Mains Gas
Water
Electric

Gas safety valid until 29.07.2024

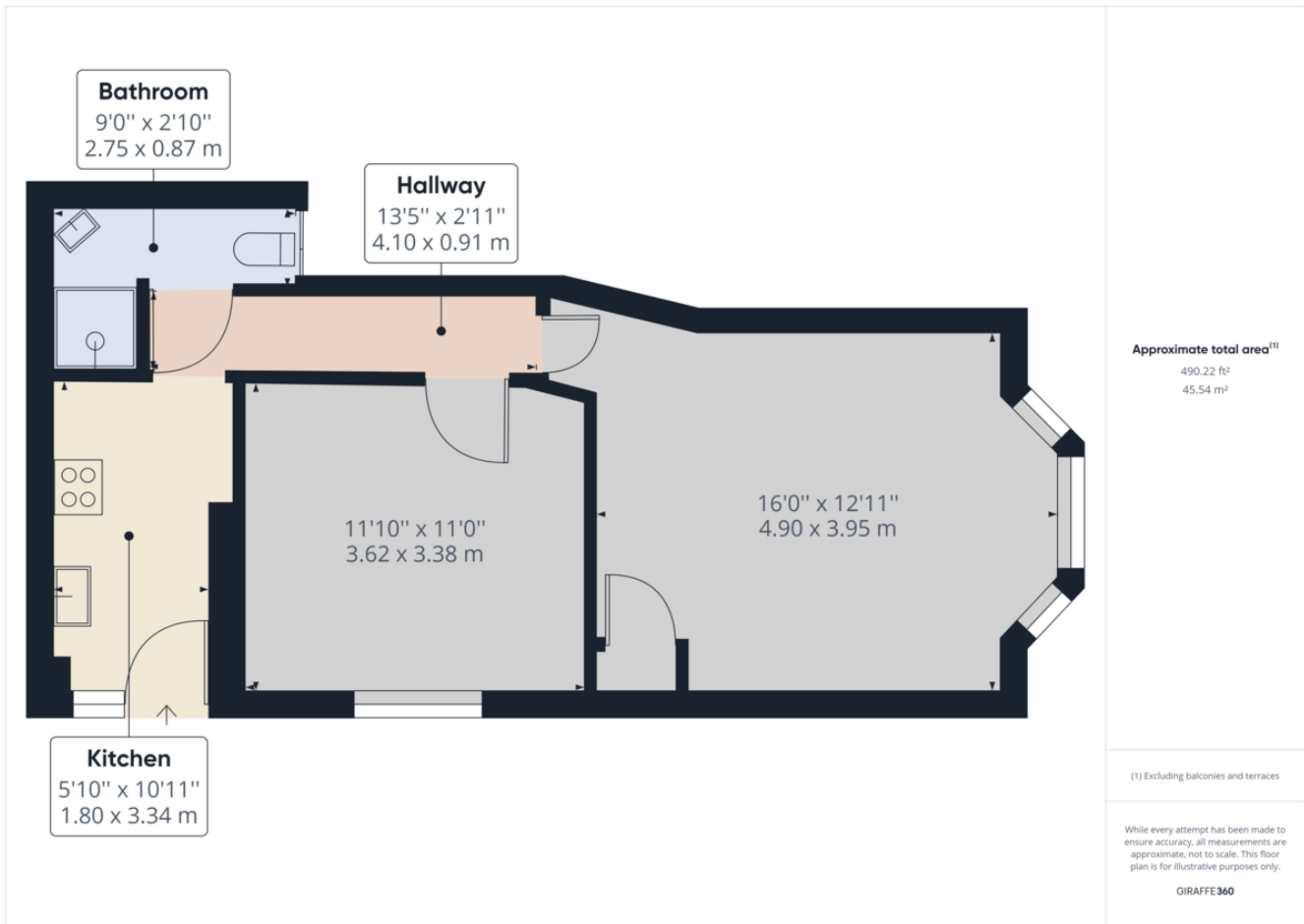
EICR Valid until 02.03.2025

** The property is offered with vacant possession **



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.