



## Flat 17, Pinfold House, Great Heathmead, Haywards Heath, West Sussex RH16 1FF

GUIDE .. £200,000-£210,000 .. LEASEHOLD WITH SHARE OF FREEHOLD



**MANSELL  
McTAGGART**  
Trusted since 1947



A second floor 1 bedroom apartment in this highly desirable gated complex within 300 yards of the railway station. The property is sensibly priced to take into account some updating is required and would make an ideal first purchase, lock up and leave or long-term Buy To Let investment which should rent out for as much as £1000 per month.

Tenure: 1/150th Share of freehold and 150 year lease from 1987

Ground rent: currently £200 per year - Next Review in 2037

Service Charge: £1394 per annum

Buildings insurance: £235 per annum

Managing agents: Graves Son and Pilcher, Brighton T: 01273 321 123

- Primary location near the railway station
- Allocated parking space
- 150 year lease from 1987 - Share of freehold
- UPVC double glazed windows
- Clean and neutral decorations throughout
- Original kitchen and bathroom fittings
- Ideal first purchase or Buy To Let investment
- Close to leisure centre, Waitrose, Sainsbury's
- 10 mins walk to town centre, restaurants & bars
- For sale with immediate vacant possession
- EPC rating: C - Council Tax Band: C

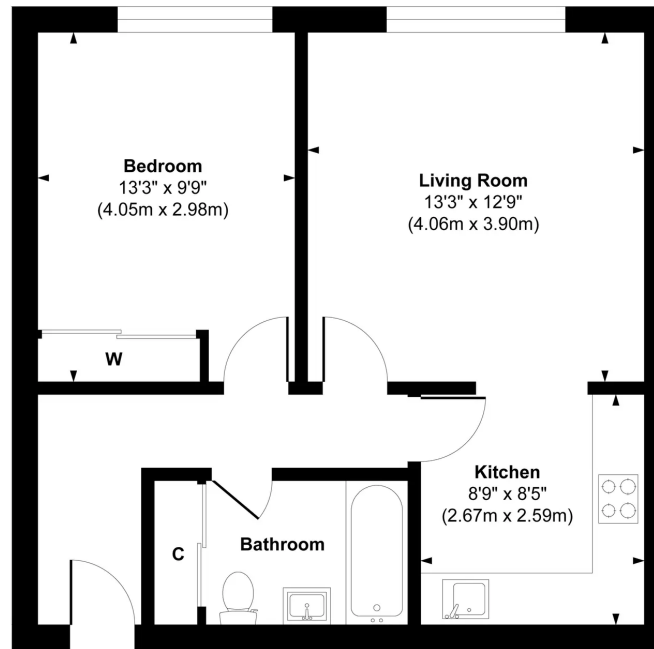


The property is located within the desirable Great Heathmead complex, situated off Milton Road close to Haywards Heath mainline station (300 yards of the apartment) and offers fast and regular services to London (Victoria and London Bridge 47 minutes), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Other nearby facilities include the Waitrose store (adjoining the station), a range of shops, restaurants, pub, Sainsbury's superstore and the Dolphin leisure centre with its excellent sporting facilities.

The town centre is just over half a mile from the property where there is an extensive range of shops, stores and an array of restaurants in the Broadway.

By road, access to the major surrounding areas, Gatwick Airport and London can be gained via the A272 and the A/M23, the latter lying approximately five miles to the west at either Bolney or Warninglid.





**Approximate Floor Area**  
520 sq. ft  
(48.29 sq. m)

**Approx. Gross Internal Floor Area 520 sq. ft / 48.29 sq. m**  
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## Mansell McTaggart Haywards Heath

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