



10 Park Court, Church Road, Haywards Heath, West Sussex, RH16 3NX

PRICE ... £225,000 ... LEASEHOLD



**MANSSELL
McTAGGART**
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A spacious (700 ft.²) 2 double bedroom first floor flat in this small block with large window enjoying triple aspects to the north, south and west with big windows and ideally placed on the edge of the Broadway and town centre shops, within a 10 minute walk of the railway station. For sale with no onward chain.

- Bright and spacious town centre apartment
- Big south facing sitting room
- Separate kitchen with door to fire escape
- 2 very generous double side bedrooms
- Requires some cosmetic updating
- 10 mins walk to the railway station
- Ideal first purchase or long-term Buy To Let investment
- Should rent out between £1100 – £1200 per month
- No official Parking
- Parking available in nearby streets and permit parking in council run car parks nearby
- For sale with no onward chain
- EPC rating: C – Council Tax Band: C



Tenure: Leasehold 999 years – expires 31.12.3006

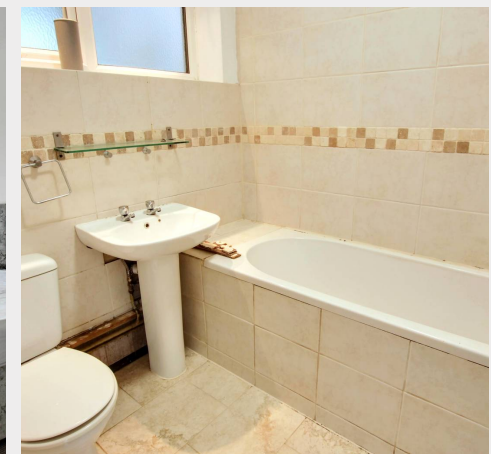
Service charge: £1,301.40 per annum for the period 24 June 2024 – 23 June 2025 – paid quarterly in advance (£325.35 for 24 June 2024–28 Sept 2024)

Ground rent: N/A

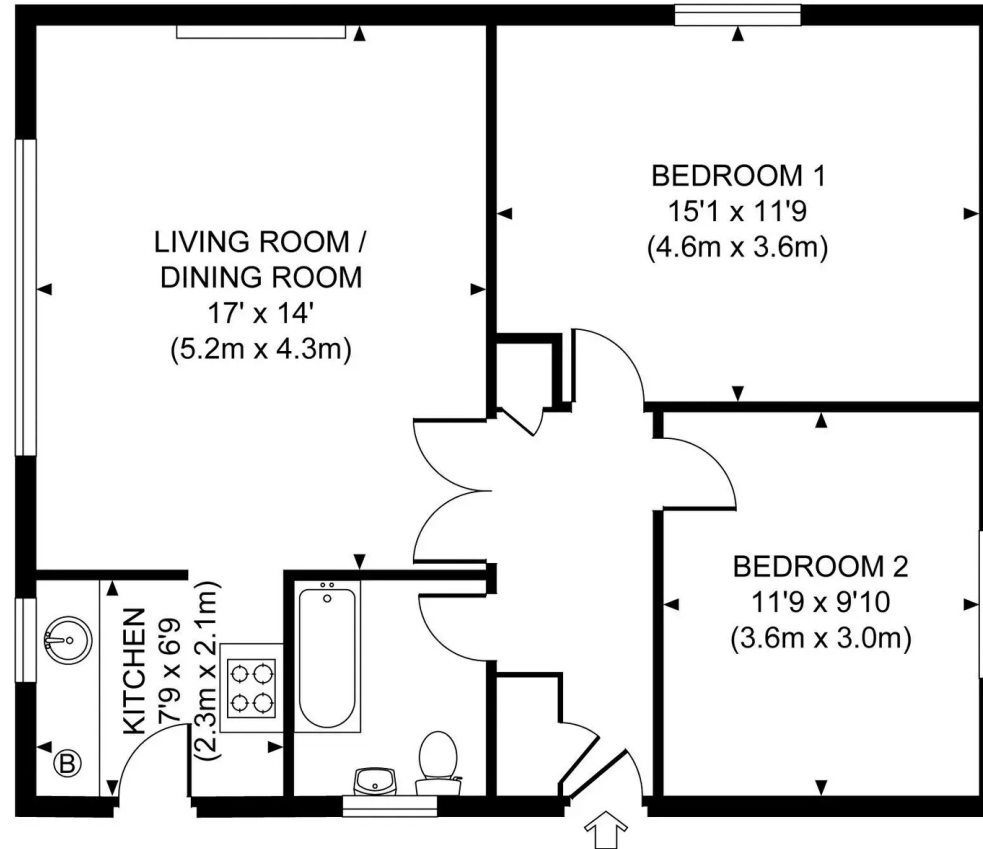
Managing Agents: Hunters Group, 1 Church Road, Burgess Hill, West Sussex, RH15 9BD T: 01444 254400 E: block@hunters-group.co.uk

Location

Park Court is situated at the western end of Church Road within 250 yards of the Orchards Shopping Centre where there is a Marks & Spencer and numerous other shops and stores. There are further shops in South Road and restaurants, cafes and bars in the neighbouring Broadway. Other facilities including the Princess Royal Hospital, Sainsbury's, Waitrose, mainline station, 6th form college, Dolphin Leisure Centre and neighbouring districts are all within walking distance. Muster Green, Victoria Park and Clair Park are all very close by. By road, access to the major surrounding areas; Gatwick, London and the motorway network can be gained via the A272 and the A/M23, the latter lying 5 miles to the west at either Bolney or Warninglid. The A272 gives residents from this side of town far swift access out to the A23 to the west.



Approximate Gross Internal Area
701 sq ft / 65.1 sq m



Mansell McTaggart Haywards Heath

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.