

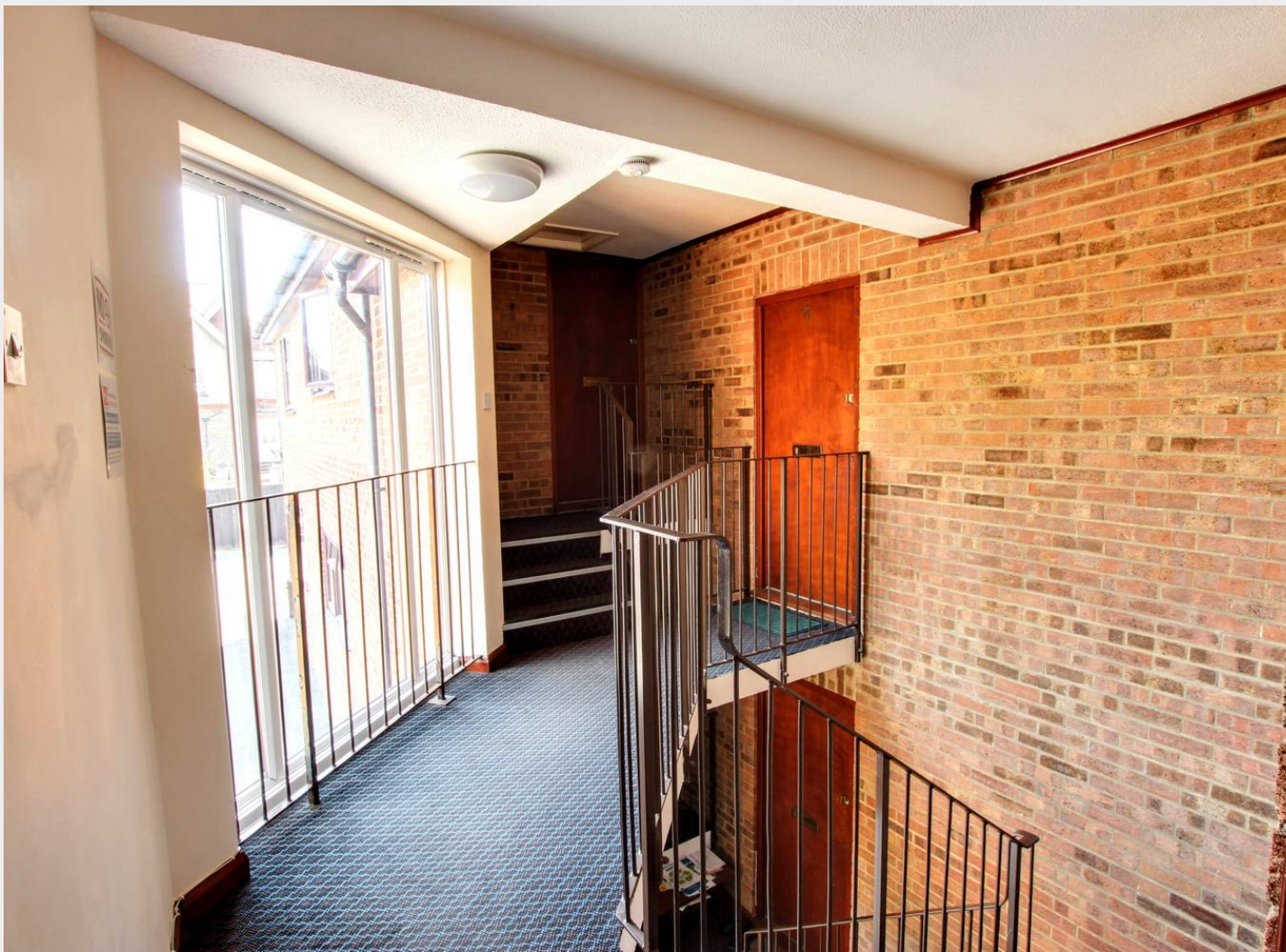


4 Keston House, Gordon Road, Haywards Heath, RH16 1EJ

£235,000 ... LEASEHOLD & SHARE OF FREEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



A 2 bedroom first floor flat in this small block of just 6 properties with allocated parking, very low service charges and a share of the freehold ideally placed in this quiet road within 300 yards of the railway station.

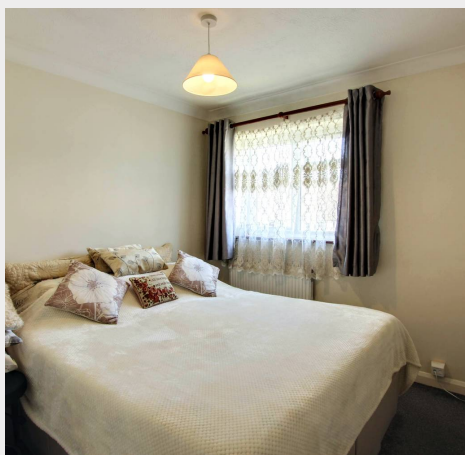
- 2 bedroom 1st floor apartment
- 300 yards from railway station
- 1 of just 6 properties in this small block
- Ideal first purchase or buy to let investment
- No onward chain or the tenant would like to stay and sign a new lease if a buy to let investor was interested (could rent out for £1200 per month)
- Long lease & share of freehold
- Allocated and visitors parking spaces
- Recently replaced gas boiler
- Lounge, separate kitchen and bathroom
- EPC rating: C - Council Tax Band: B
- **Tenure:** leasehold and a 1/6th share of freehold
- **Lease** - 999 years from 1989
- **Service charge:** £45 per month
- **Managed by residents:** Sonny Management Limited

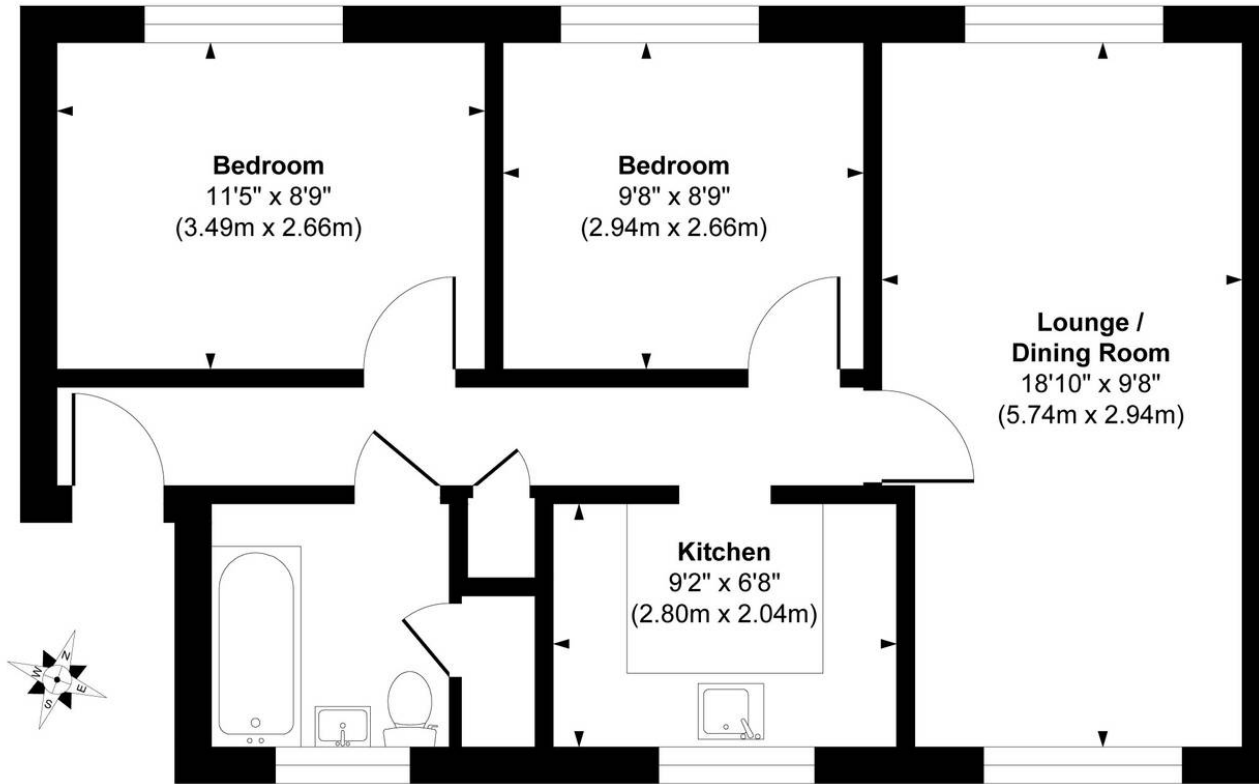


Keston House is a small purpose built block in the late 1980s and comprises just 6 apartments, ideally placed at the western end of Gordon Road which in turn runs off Queens Road and is in easy walking distance of Haywards Heath mainline railway station and also conveniently placed within walking distance of a range of shops, restaurants and a pub in Commercial Square, Sainsbury's Superstore and the Dolphin Leisure Centre.

Haywards Heath town centre is within 0.65 of a mile distant where there is comprehensive range of shops and stores and an array of restaurants, cafes and bars in the Broadway. The town also has an excellent range of sports and leisure facilities, good schools and a 6th form college.

By road, access to the major surrounding areas can be gained via the Balcombe Road (B2036), the A272 and the A/M23, the latter lying approximately 5 miles to the west at either Bolney or Warninglid and giving swift vehicular access to Brighton, Gatwick Airport and the M25.





Approx. Gross Internal Floor Area 569 sq. ft / 52.82 sq. m

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