



3 Stamford House, Great Heathmead, Haywards Heath, RH16 1FH

£275,000 ... LEASEHOLD WITH SHARE OF FREEHOLD



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In brief

A 2 bedroom ground floor apartment with an allocated parking space (S3) and access to a small patio in this desirable gated complex within 250 yards of the railway station.

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

Ground rent: £200 P.A. doubling every 25 years with next review in 2037. As the residents collectively own the freehold they intend to alter the ground rent premiums prior to the next review.

Service charge for the half year 29.09.2024-24.03.2025 - £1,032.05

Buildings Insurance for the year to 29.09.24-28.09.2025 - £297.86

Managing agents: Graves Son & Pilcher T: (01273) 321123 E: info@gsp.com

- Recently redecorated and re-carpeted
- Prime location within 250 yards of the railway station, Waitrose, Sainsbury's & leisure centre
- Easy walk to town centre and parks
- Large double aspect living room with access to a small patio
- Ideal first time purchase or buy to let investment (should rent out for £1200 pcm)
- For sale with no onward chain
- EPC rating: C - Council Tax Band: D



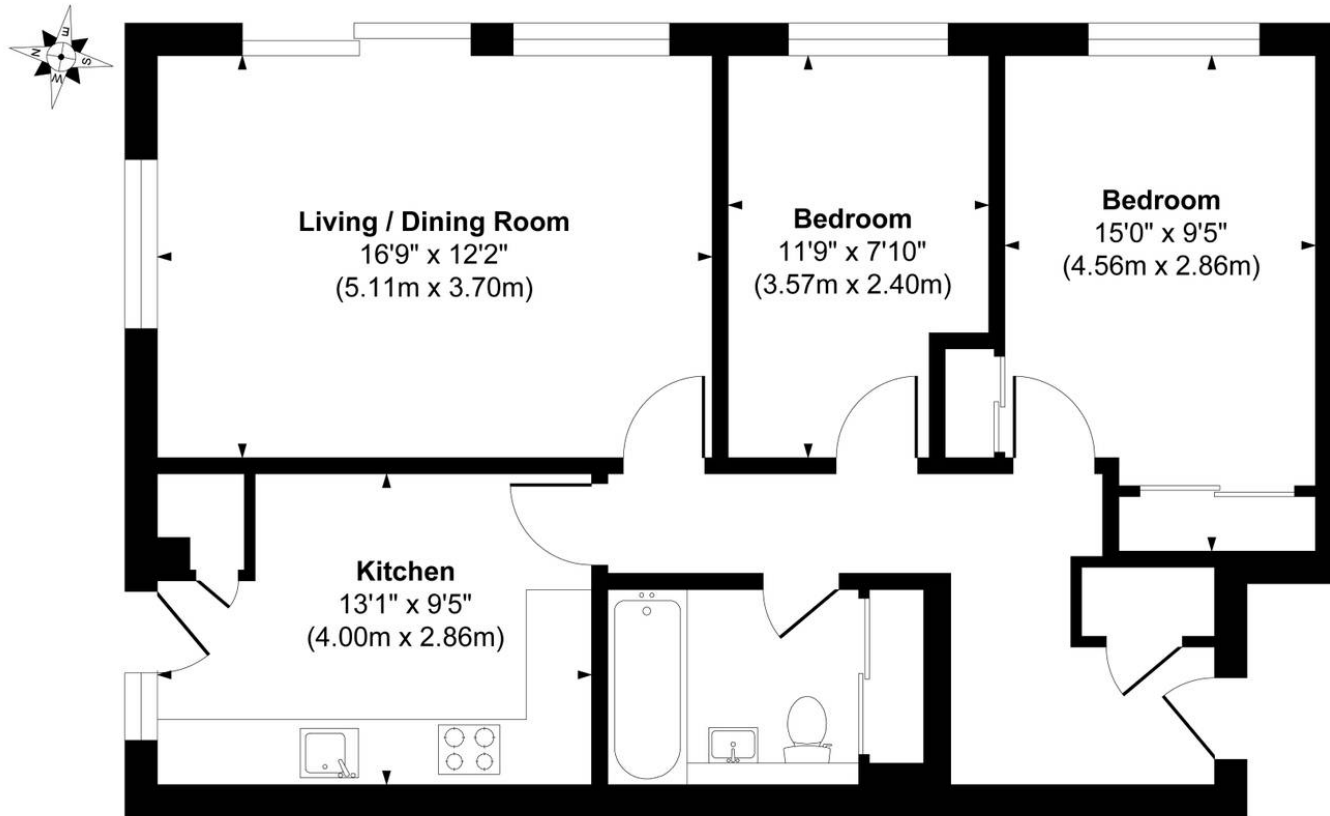
Location

Great Heathmead is located off Milton Road which is approximately 250 yards to the west of the railway station and within a short walk of local shops and food outlets. Other nearby facilities include the Dolphin Leisure Centre, the Sainsbury's Superstore and Waitrose (adjacent to the main entrance of the railway station).

The town centre is within half a mile where there is an extensive range of shops, stores, restaurants, cafes and bars. The town has schools for all age groups, a 6th form college, numerous parks and is surrounded by glorious countryside and pretty villages. A regular bus service runs close by linking with the town centre, the hospital, the neighbouring districts and Brighton.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.





Approximate. Gross Internal Floor Area 749 sq. ft / 69.59 sq. m

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Mansell McTaggart Haywards Heath

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