



2 Vail House, Gower Road, Haywards Heath, West Sussex RH16 2PL

£225,000



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A large (520 ft.<sup>2</sup>) 1 bedroom ground floor flat with its own private enclosed courtyard garden in this ultra-modern recently built block tucked away behind the town centre close to the shops, Victoria Park and just a 0.8 mile walk to the railway station.

- Fabulous ground floor flat with garden
- Very convenient town centre location
- Allocated parking in gated compound
- Better than average specification throughout
- Living room with doors out to private garden
- Kitchen with granite tops & appliances
- Generous double bedroom with wardrobes
- Fully tiled hotel- standard bathroom
- Ideal first purchase or Buy To Let investment
- Should rent out for at least £1100 per month
- For sale with no onward chain
- EPC rating: B - Council Tax Band: B

- **Tenure:** Leasehold 999 years from 01.01.2015
- **Ground rent:** £250 per year with reviews every 20 years in line with the Retail Price Index (RPI)
- **Service charge:** £1000 per year
- **Managing agents:** Hunters Group T: 01444 254400



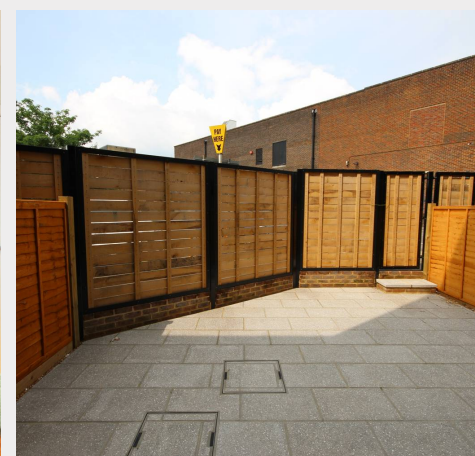


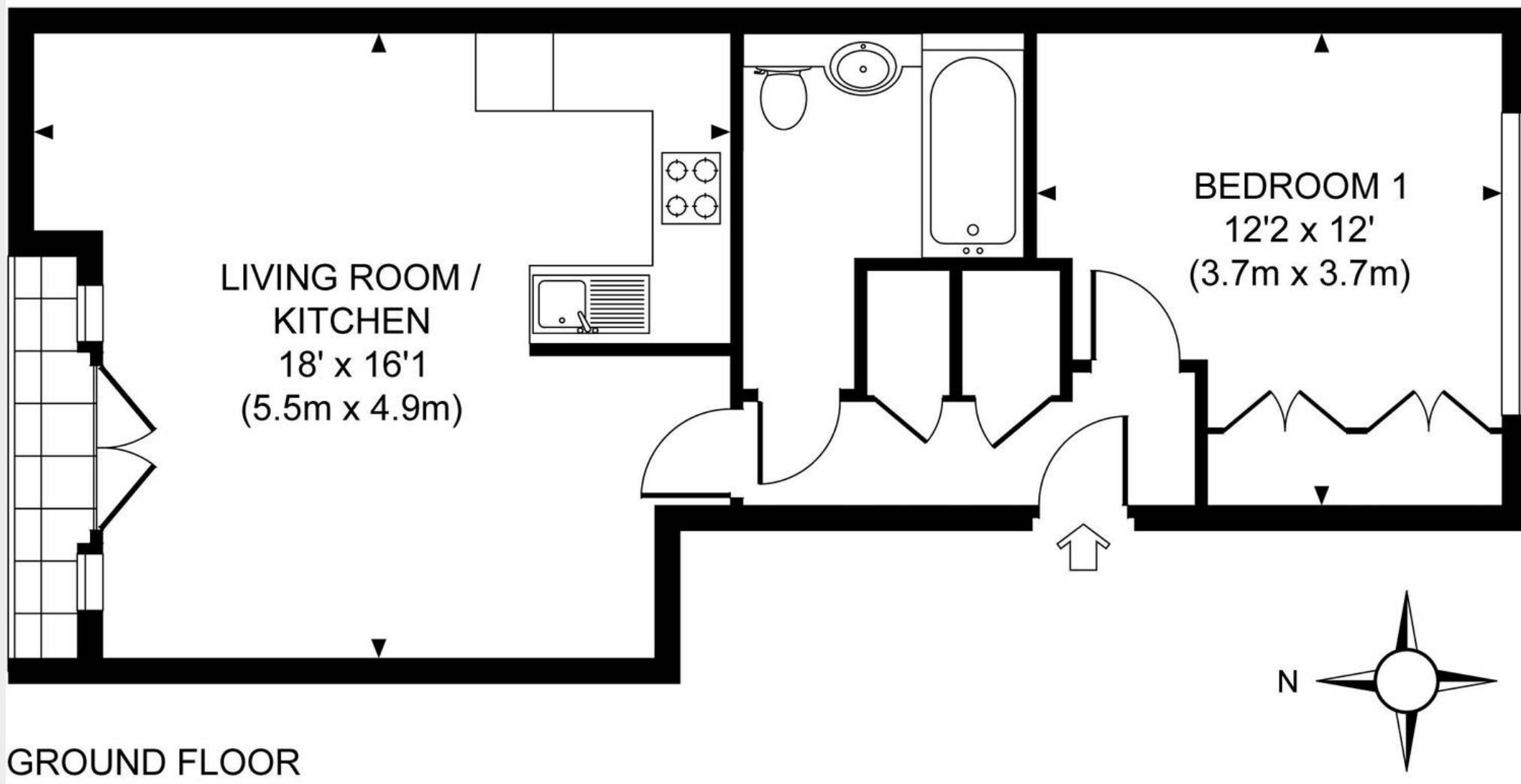
The property is located in the mid-section of Gower Road which is an established area running between Haywards Road and Ashenground Road, just to the west of the main town centre shops of South Road and Sussex Road and is ideally placed within a very short walk of Victoria Park and Ashenground Woods.

The town has an extensive range of shops, stores including Sainsbury's, Waitrose and Marks & Spencer, restaurants, cafes and bars as well as numerous leisure groups, sports club and a leisure centre.

The railway station is within a 0.8 mile walk and provides fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

A regular bus service runs close by and access by road 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.





## Mansell McTaggart Haywards Heath

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