



## 15a Boltro Road, Haywards Heath, West Sussex RH16 1BP

Price ... £145,000 ... Leasehold

A recently converted first floor 1 bedroom flat in this former Victorian building within 200 yards of the railway station which would make an ideal first purchase or long-term Buy To Let investment (Currently let out at £950 per month) Offering compact but well-designed accommodation in a very convenient setting.

- Very well presented first floor flat
- Immaculate and neutral decorations
- 200 yards from the railway station
- 5 mins walk of town centre, Sainsbury's, Waitrose and leisure centre
- Former Victorian building converted in 2016
- Bay-fronted living room with modern fitted kitchen
- Double bedroom with en-suite shower room
- Gas heating to radiators - double glazing
- Secure entry system into building
- For sale with no onward chain
- EPC rating: C - Council Tax Band: A

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The property is located on Boltro Road which is to the west of the railway line and placed between the railway station (west entrance) and the fashionable Broadway with its numerous restaurants, cafes and bars. Other nearby facilities include a private nursery just a minute away from the property, several food outlets by the \*station, Waitrose, Sainsbury's and the Dolphin Leisure Centre all within 300 yards. The town centre has an extensive range of shops, stores and there are several large open spaces close by including Muster Green, Victoria Park and Clair Park. By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 latter lying about 5 miles to the west at Bolney or Warninglid.

\*The station is 200 yards away and offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

**Tenure:** Leasehold 125 years from 02.09.2014

**Ground rent:** currently £150 per annum - doubling every 30 years of the term - payable quarterly in advance

**Service charge:** for the current year £2,703 (including £979 for buildings insurance) - In 2023, various major works were carried out to the building for which there was a financial short fall so the managing agents and residents agreed to increase annual charges and to build a sinking fund to avoid this situation again. This cost is expected to come down in the future.

**Managing agents:** Sheridans, 22 High Street, Shefford, Beds, SG17 5DG

