

39 Skylark Way

A spacious one double bedroom 3rd floor flat built by Croudace Homes being marketed for the first time since it was built in 2015. The flat has 115 years remaining on the lease, allocated parking, a Juliet balcony and is presented to the market with no ongoing chain. The flat forms part of a modern block situated in Skylark Way on the western side of town within easy access to Burgess Hill Business Park, St Pauls Catholic College and The Triangle Leisure Centre.

- Communal Entrance Hall
- Open Plan Kitchen/Living/Dining Room
- Double Bedroom
- Bathroom
- Allocated Parking & Communal Bike Store
- No Ongoing Chain
- Council Tax Band B & EPC Rating A



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The accommodation includes an entrance hall with a double storage cupboard and linen cupboard. A particular feature is the open plan kitchen/living/dining room which is triple aspect having a Juliet balcony. The kitchen is fitted with a range of gloss cupboards with integrated AEG oven, gas hob, a fridge freezer and washer machine. The bedroom has built in double wardrobe cupboard and a well appointed bathroom fitted with a white suite. Outside there is an allocated parking space numbered 67.

Benefits include gas fired central heating (the Ideal Logic boiler is located in the kitchen) and uPVC framed double glazed windows.

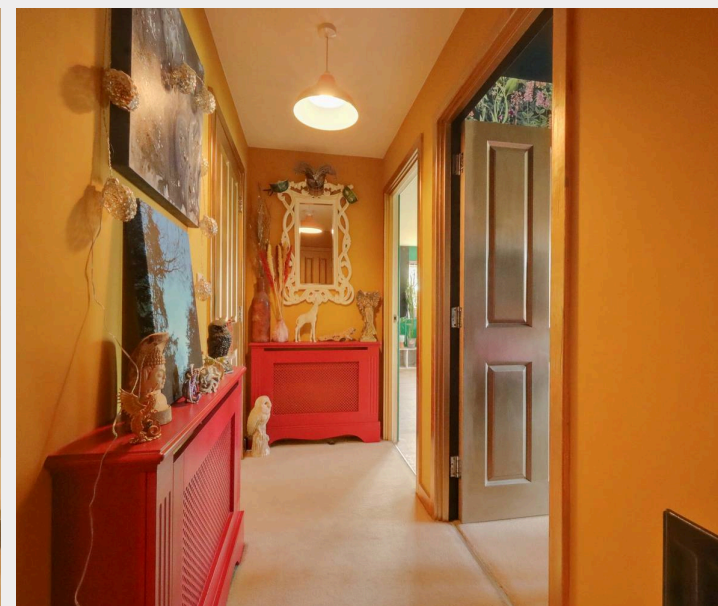
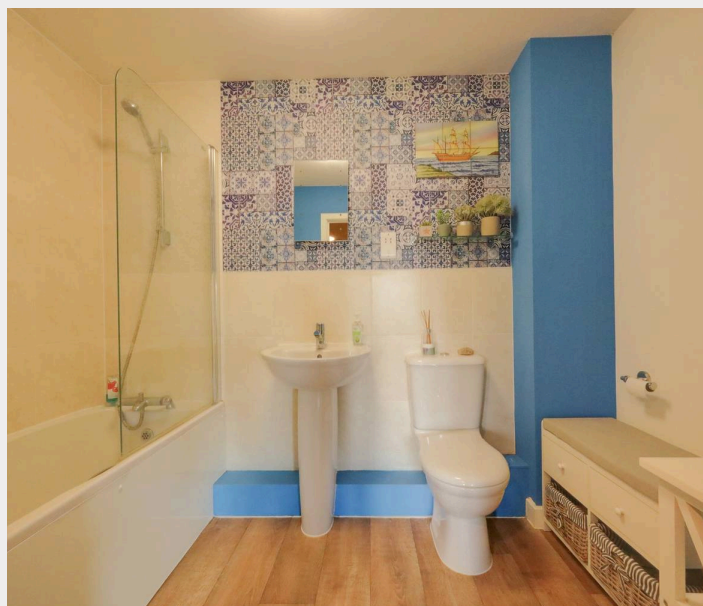
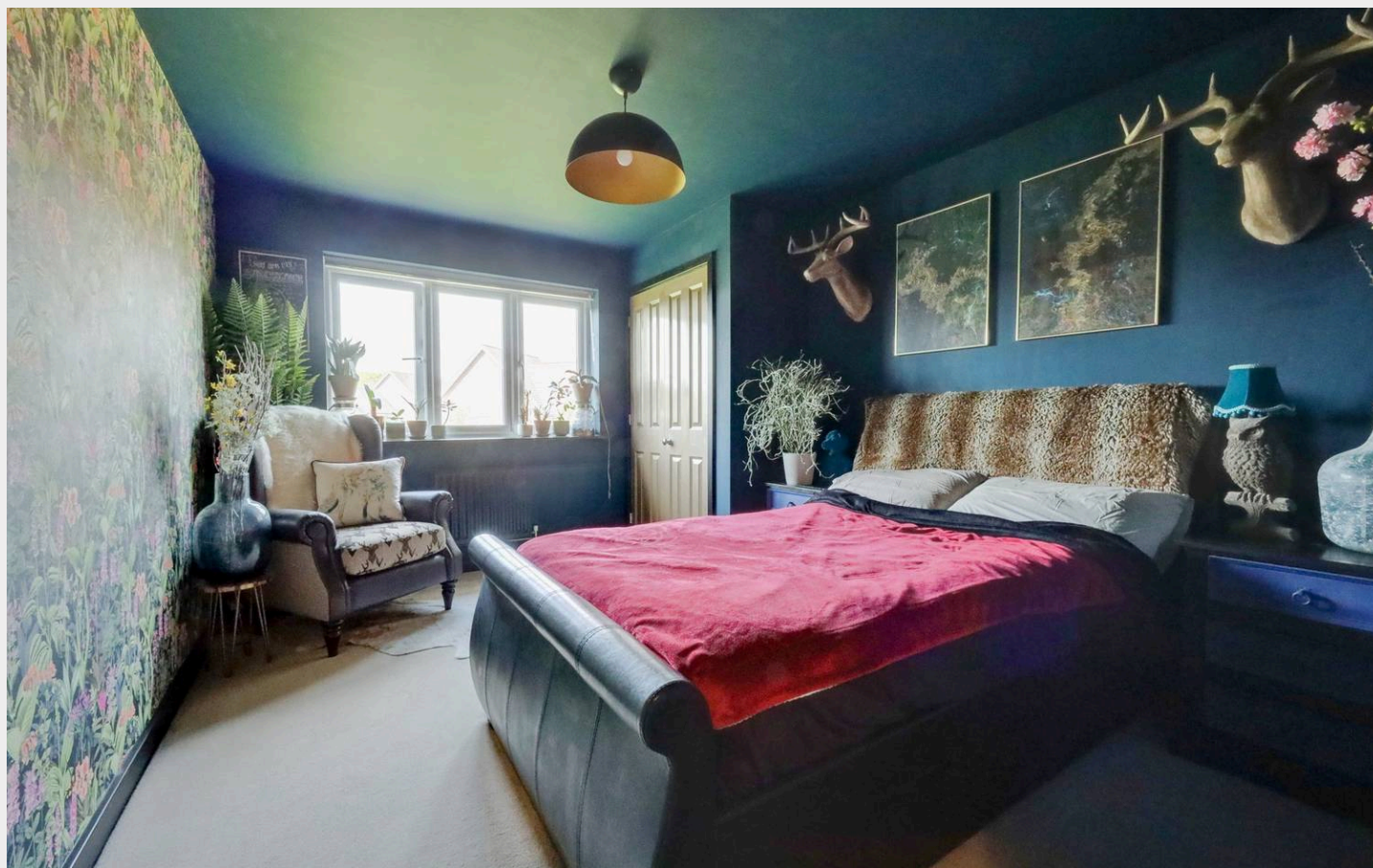
N.B: The property is currently under shared ownership (36% share) but we have been informed by our vendor that 100% can be purchased as agreed by the housing association.

Lease: 125 years From 2015

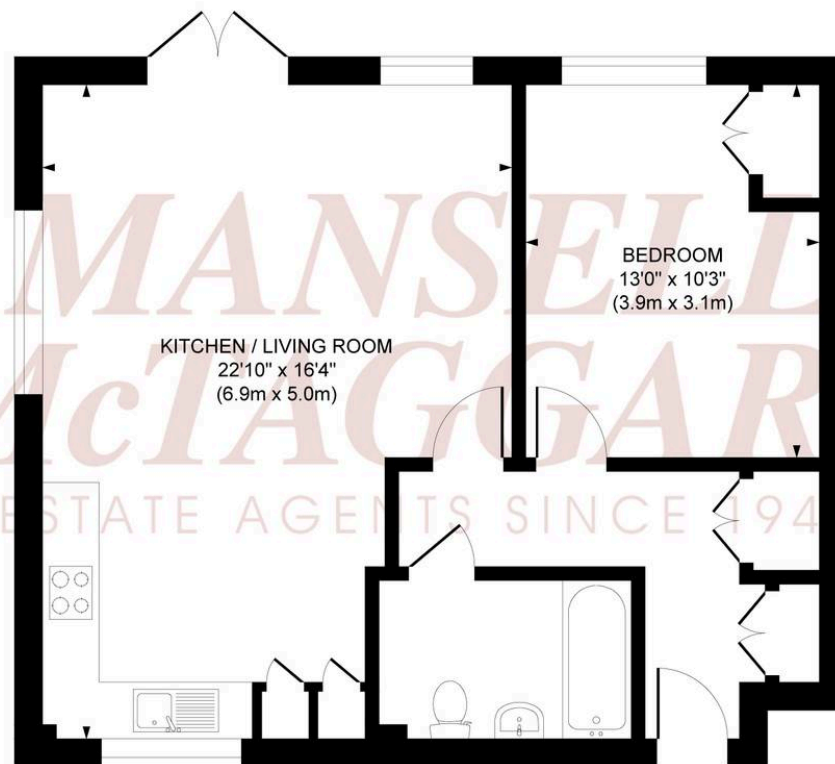
Service Charge: Currently £176.06 per month

Managing Agents: HML Group, 2nd Floor, 9-11 The Quadrant, Richmond TW9 1BP Tel: 020 894 83211

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Approximate Gross Internal Area
612 sq. ft / 56.89 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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