



**14 Princess Court, Gordon Road, Haywards Heath, RH16 1EF**

**£925 Per Calendar Month**

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An IMMACULATELY PRESENTED two double bedroom ground floor flat, within walking distance of the mainline station. Offered unfurnished and available from 20th November 2020.

### The Property

The spacious and well proportioned accommodation has been recently decorated and fitted with new carpets . Tasteful, neutral décor in every room and comprises:- an entrance hall, sitting/dining room, fitted kitchen with oven, fridge/freezer, and washer/dryer. Further accommodation comprises master bedroom with fitted wardrobes and contemporary en-suite shower room, second double bedroom and modern fitted bathroom.

Additional benefits include, secure telephone entry system, electric heating, double glazing and an allocated parking space.

Princess Court is situated on Gordon Road, just off of Queens Road, the apartment is less than a half-mile from Haywards Heath mainline station with its fast and regular services to London (London Bridge/Victoria in approx 47 mins), Gatwick Airport and Brighton. Haywards Heath town centre is just under one mile distant and provides extensive range of shops. The Broadway offers an excellent selection of cafés, restaurants, bars and pubs whilst the towns leisure facilities include the Dolphin leisure Centre. Surrounding towns and cities can be accessed via the A272 or A23(M) with the latter lying west of the town at Warninglid.

### Information

Council Tax Band: C (approx £1674 per annum)

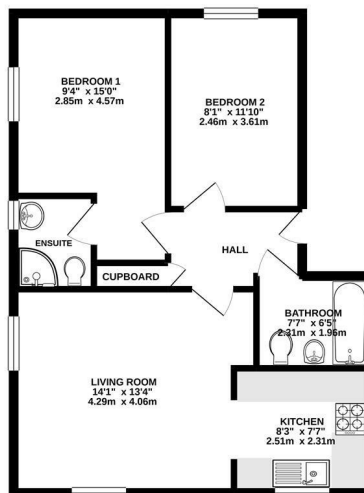
#### Permitted Fees:

Holding deposit - one weeks rent

Deposit - five weeks rent

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.

GROUND FLOOR  
562 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of area, volume, capacity or any other such information are not guaranteed to be correct for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or performance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.