



For Sale: £214,950 Leasehold  
Farriers Lea, Haywards Heath, RH16

- Two Bedrooms, Two Bathrooms
- Living / Dining Room With Juliet Balcony
- Ensuite to Master Bedroom
- Fitted Kitchen With Appliances

**Arington** 

Arlington are delighted to offer for sale this well presented modern, light and spacious two bedroom, two bathroom apartment located in Bolnore Village, Haywards Heath. In addition to the two bedrooms and two bathrooms, one being an en suite to the master, the apartment benefits from a 15' by 13'11" living / dining room with Juliet balcony with views of woodland, fitted kitchen with integrated 'Hotpoint' appliances, cupboards providing storage space and an allocated parking space. GFCH. Double glazed. Council Tax Band: D. A viewing is highly recommended.

**Internal**

- Communal Entrance Hall** Door to...
- Entrance & Inner Hall** Window. Cupboard housing the hot water tank. Cupboard housing the fuse board. Entry Phone. Mains powered smoke alarm. Radiator. Doors to...
- Master Bedroom** Window. Touch sensitive light switch. TV Aerial. FM/DAB socket. Telephone sockets. Fitted double wardrobe. Radiator. Door to...
- En suite** Fitted with a white suite comprising of a shower cubicle, low level WC and pedestal basin with mixer taps and mirror over. Part tiled walls. Shaver point. Extractor fan. Radiator.
- Bedroom 2** Window. TV Aerial. Radiator.
- Bathroom** Fitted with white suite comprising of a panelled bath with mixer taps with shower attachment, low level WC and pedestal basin. Part tiled walls. Radiator. Shaver point. Vanity mirrored cupboard. Extractor. Opaque window.
- Living / Dining Room** Touch sensitive & remote controlled light. Juliet Balcony. Thermostatic controller. Telephone point. TV Aerial. SAT 1 socket. SAT 2 socket. Radio socket. Radiators. Door to...
- Kitchen** Fitted with a range of wall and floor units with a granite effect worktop with inset one and a half sink and drainer and fitted with a range of Hotpoint appliances including a four point gas hob with double oven under and extractor over, fridge / freezer, washer / dryer and dishwasher. Tiled splash backs. Boiler controls. Carbon monoxide alarm. Cupboard housing the boiler a Potterton Suprima HE. Window.

**External**

- Communal Gardens**
- Allocated Parking**

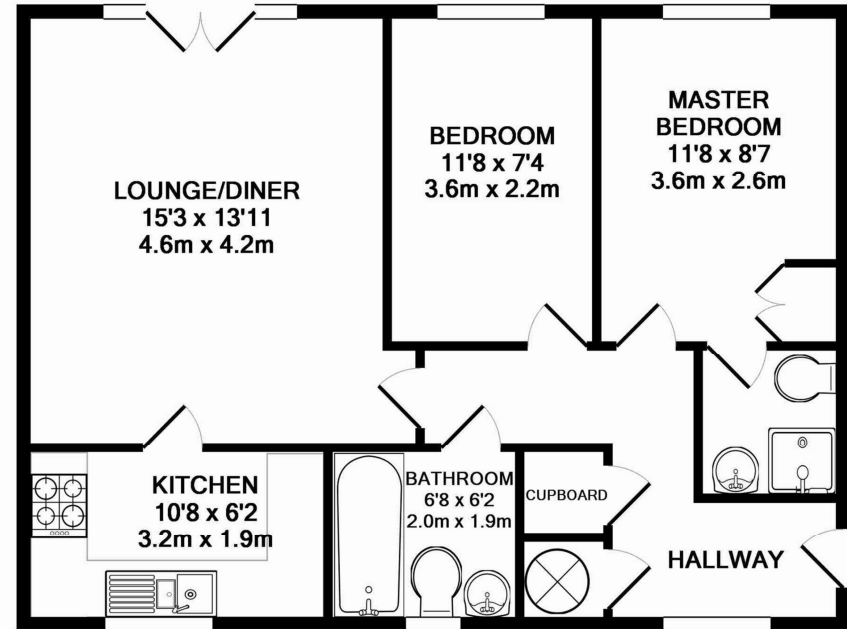
**Other** Lease term: 999 Years from 1 January 2003  
 Service Charge: £648.80 for the period 1 March 2014 to 31 August 2014  
 Ground Rent: £37.50 per 6 months



# Room Details

## Internal

|                      |  |
|----------------------|--|
| Master Bedroom       | 11'8" max x 8'7" max (3.56m max x 2.62m max) |
| Bedroom 2            | 11'8" x 7'4" (3.56m x 2.24m)                 |
| Living / Dining Room | 15'3" x 13'11" max (4.65m x 4.24m max)       |
| Kitchen              | 10'8" x 6'2" (3.25m x 1.88m)                 |



TOTAL APPROX. FLOOR AREA 612 SQ.FT. (56.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

