



2 Gleneagles Court
Iona Way, Haywards Heath, RH16 3TB

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£235,000

This bright and spacious ground floor flat forms part of a small purpose built block in an attractive development set in its own well-kept grounds. The flat has the benefit of gas central heating and double glazed replacement windows throughout and incorporates a large double aspect sitting/dining room, a well fitted kitchen complete with appliances, 2 bedrooms and a refitted shower room. There is ample car parking space (permit provided) and the block has a door entry phone system. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor with a potential rental income of about £875 per calendar month (providing a gross yield of approximately 4%)

Situated in this convenient central location just a short walk to the town centre with its wide range of shops and The Broadway with its array of restaurants, whilst the mainline station is close at hand providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Haywards Heath has a modern leisure centre, several parks, a Waitrose and Sainsbury's superstore. The A23 lies just over 5 miles to the west providing a direct route to the motorway



network, Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

GROUND FLOOR FLAT

Hall Built-in coats/store cupboard. Good size built-in airing cupboard housing cold water tank and insulated hot water cylinder. Door entry phone. Telephone point. Radiator.

Sitting and Dining Room 17'4" x 16'7" (5.28m x 5.05m) narrowing to 10'4" (3.15m) A fine double aspect room enjoying an outlook over the communal gardens. TV aerial point. 2 double glazed windows. Radiator.

Kitchen 10'6" x 5'11" (3.2m x 1.8m) Comprehensively fitted with an attractive range of white high gloss fronted units comprising inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, drawers, Blomberg **fridge** and Bosch **washing machine** beneath. Built-in brushed steel **electric oven**, fitted **4 ring electric hob** and brushed steel extractor hood over. Range of wall cupboards including corner shelved unit. Further wall cupboards, one housing Worcester gas boiler. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

Bedroom 1 10'2" x 9'11" (3.10m x 3.02m) Range of wardrobes. Double glazed window. Radiator.

Bedroom 2 9'11" x 7'2" (3.02m x 2.18m) Wardrobe. Wall cupboard. Double glazed window. Radiator.

Shower Room White suite comprising fully tiled shower cubicle with Triton fitment, pedestal basin with single lever mixer tap, close coupled wc. Extractor fan. Radiator. Half tiled walls. Vinyl flooring.

OUTSIDE

Car Parking Permit Plus visitors pass.

Communal Gardens Laid to lawns interspersed with rose and shrub beds.

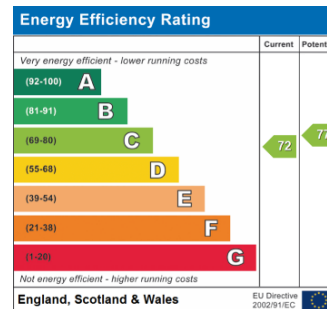
OUTGOINGS

Ground Rent £200 per annum.

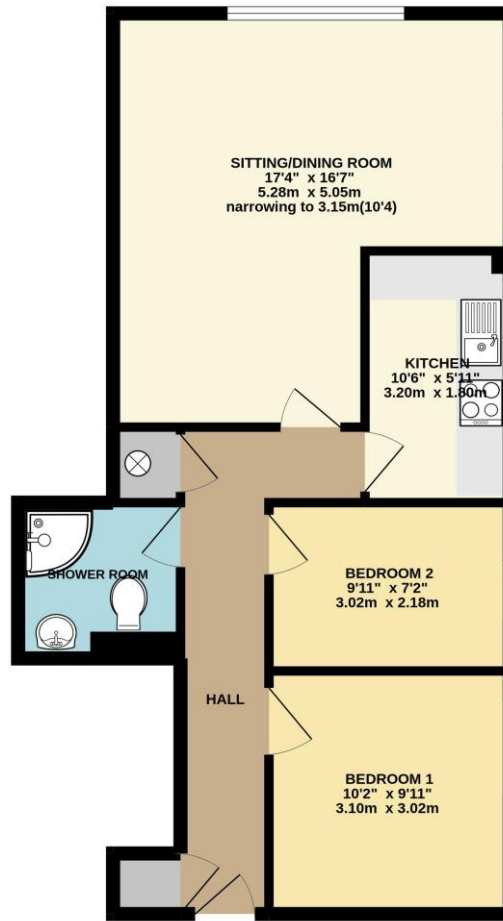
Maintenance £1200 per annum.

Lease 172 years (includes a provision of an additional 90 years).

Managing Agents Hunters, 1 Church Rd, Burgess Hill, RH15 9BB. Tel: 01444 254400



GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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