



21 Radnor House

Harlands Road, Haywards Heath, RH16 1LN



Mark Revill & Co

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£245,000

This bright and well designed second floor apartment forms part of a substantial building converted just over 20 years ago. The apartment has the benefit of double glazing and electric heating and incorporates a very spacious open plan living room with fitted kitchen complete with oven, hob, washing machine and fridge/freezer, there are 2 bedrooms and a bathroom with white suite. There is an allocated undercover car parking space approached by security gates and the block has a door entry phone system. The flat is ideal for a first time buyer or a buy to let investor with the potential rental income of approximately £950-975 per calendar month (providing a gross yield of about 4%).

Situated in this convenient central location just a very short walk to Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex is close by and both Sainsbury's and Waitrose superstores are in the immediate vicinity, whilst the town centre is close at hand offering a wide range of shops as is The Broadway with its array of restaurants and bars. The A23 lies about 5 miles to the west providing a direct route to the motorway network,



Gatwick Airport is 13.5 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south.

SECOND FLOOR APARTMENT

Entrance Hall Built-in airing cupboard housing Heatrae Sadia Mega-flo hot water cylinder and slatted shelving. Telephone point. Door entry phone.

Open Plan Living Room with Kitchen

Living Room 19'8" x 9'6" (5.99m x 2.90m) TV/Satellite/FM aerial point. Double glazed window with quarry tiled sill. Slimline storage heater.

Kitchen 10'6" x 6'9" (3.20m x 2.06m) Inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and appliance space under. Integrated **washing machine**. Built-in brushed steel **electric oven**, **4 ring halogen hob** and brushed steel extractor hood over flanked by wall cupboards. Glazed wall unit. Integrated tall **fridge/freezer**. Part tiled walls. Vinyl flooring.

Bedroom 1 10'5" x 9'10" (3.18m x 3.00m) Built-in double wardrobe with hanging rails and shelf. Double glazed window with deep quarry tiled sill. Electric heater.

Bedroom 2 10'10" x 8'7" (3.30m x 2.62m) Double glazed window with deep quarry tiled sill. Slimline electric heater.

Bathroom White suite comprising bath with mixer tap and shower attachment, pedestal basin, close coupled wc. Small strip light with shaver point. Wall mounted convector heater. Extractor fan. Part tiled walls. High gloss tiled floor.

OUTSIDE

Allocated Secure Undercover Car Parking Space No. 20. Approached by security gates.

OUTGOINGS

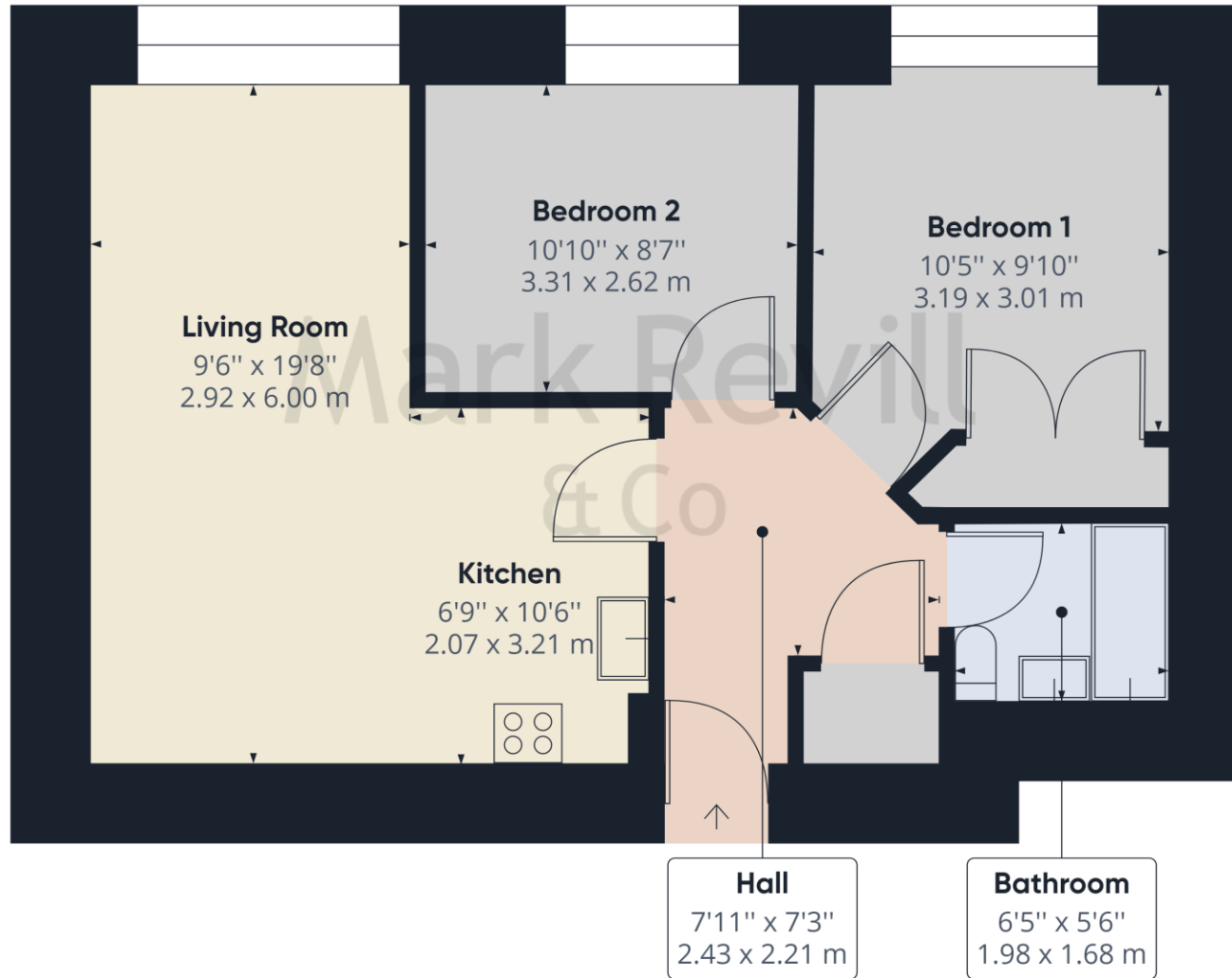
Ground Rent To be advised.

Maintenance £778.14 for last half year.

Lease 999 years from 2001.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Approximate total area⁽¹⁾

584.87 ft²
54.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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