



31 Charter Gate

Boltro Road, Haywards Heath, West Sussex. RH16 1BQ.



Mark Revell & Co

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Price £260,000

This excellent ground floor apartment forms part of an exclusive development, constructed by Persimmon Homes about 20 years ago. The bright and well designed accommodation has the benefit of gas central heating and double glazing, features a fine living room with a casement door opening to a patio and the communal gardens, a comprehensively fitted and equipped kitchen, en suite shower room to the master bedroom and a second bathroom. The development has security entrance gates and a door entry phone system and the apartment has an allocated car parking space. This excellent apartment is ideal for a first time buyer, those wishing to downsize or as a buy to let investment with a potential rental income of £900 per calendar month (providing a gross yield of 3.8%).

Charter Gate is located in a very convenient central location just a short walk of the main line station providing an excellent service to central London (Victoria/London Bridge 42-45 minutes). Sainsbury's and Waitrose superstores, the Dolphin Leisure complex and local shops are in the immediate vicinity, whilst Haywards Heath town centre is close at hand offering a wide range of shops and an array of restaurants. The A23 lies about 5 miles west of the town providing a direct route to motorway network, whilst Gatwick Airport is 13.5 miles to the north and the cosmopolitan city of Brighton and the coast is 15 miles to the south.



GROUND FLOOR APARTMENT

Hall Built in coats/storage cupboard with telephone point. Built in airing cupboard housing sealed hot water tank, trip switches and slatted shelf. Door entry phone. Radiator.

Sitting and Dining Room 20' x 12'10" (6.10m x 3.91m) TV aerial point. Telephone point. 2 radiators. Double glazing. Double glazed casement door to patio and communal gardens.

Kitchen 8'10" x 8'7" (2.69m x 2.62m) Well fitted with an attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent work surfaces, cupboards and drawers under. Integrated Hotpoint **washer/dryer**. Indesit **dishwasher**. Built in brushed steel Zanussi **electric oven**, matching **4 ring gas hob** and extractor hood over. Integrated Indesit tall **fridge/freezer**. Range of wall cupboards and glazed cabinets, tall cupboard with recess suitable for microwave over. Work top lighting. Ceiling downlighters. Part tiled walls. Vinyl flooring.

Bedroom 1 11' plus door recess x 9'2" (3.35m x 2.79m) Built in double wardrobe. TV ariel point. Telephone point. Radiator. Double glazing.

En Suite Shower Room Fully tiled glazed shower cubicle with Mira fitment, pedestal wash hand basin with mixer tap, low level wc. Shaver point. Wall mirror and glass shelf. Extractor fan. Radiator. Ceiling downlighters. Part tiled walls. Vinyl flooring.

Bedroom 2 13'1" maximum x 6'5" (3.99m x 1.96m) Telephone point. Double glazing. Radiator.

Bathroom White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level wc. Shaver point. Wall mirror and glass shelf. Extractor fan. Radiator. Ceiling downlighters. Part tiled walls. Vinyl flooring.

OUTSIDE

Allocated car parking space No 31 (opposite). Plus visitors parking

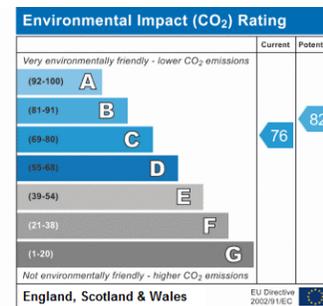
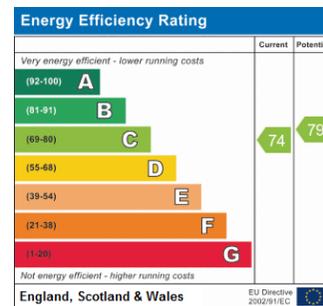
Communal Grounds Laid to lawns on the perimeter of the building with shrub beds, established clipped hedge to the boundaries.

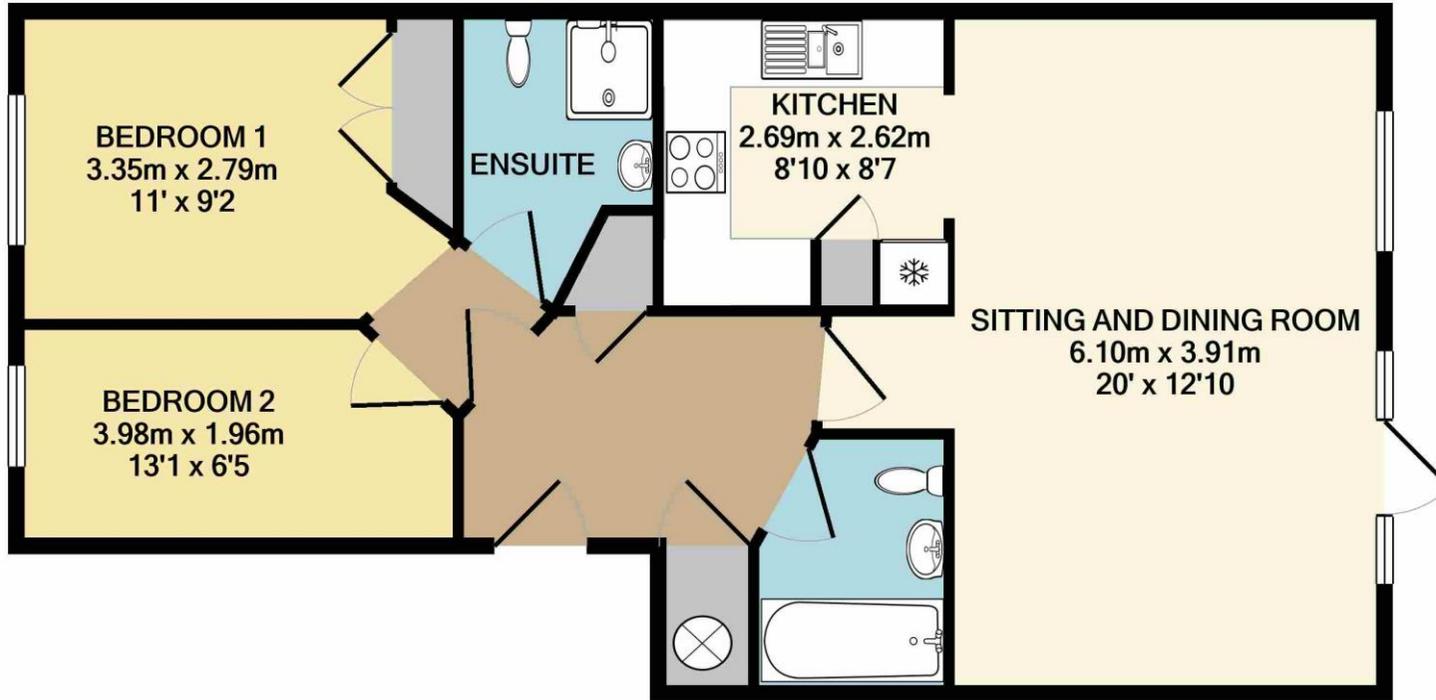
OUTGOINGS

Ground Rent £200 per annum.

Service Charge About £1,600 per annum (to be verified).

Lease 999 years from October 2001





TOTAL APPROX. FLOOR AREA 67.5 SQ.M. (727 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms 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 approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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