



11 Southlands Court
Church Avenue, Haywards Heath, RH16 1EQ

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£195,000

This excellent purpose built top floor apartment built and finished to a high specification offers bright and well designed accommodation. The apartment has the benefit of double glazing and electric radiator heating and features a double aspect open plan L shaped living room with fitted kitchen complete with appliances, a double bedroom and bathroom. There is an allocated car parking space, an undercover bike store and the building has a door entry phone system. The apartment is ideal for a first time buyer or a buy to let investor with a potential rental income of £800 per calendar month (providing a gross yield of approximately 4.2%).

Southlands Court is situated in this popular central location on the corner of Church Avenue and Sydney Road just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Waitrose and Sainsbury's superstores are all close at hand, whilst The Broadway with its array of restaurants and the town centre with its range of shops are within easy reach. The A23 lies just



over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is just over 15 miles distant.

TOP (SECOND) FLOOR APARTMENT

Hall Built-in airing/storage cupboard housing Mega-flo sealed hot water cylinder and trip switches. Tiled floor.

Open Plan Living Room with Kitchen Wood effect laminate flooring.

Living Room 15'7" x 10'6" (4.75m x 3.20m) Double aspect. TV/FM/Satellite aerial points. Telephone/Internet point. Double glazed window and velux window. 2 radiators. Ceiling downlighters.

Kitchen 7'3" x 5'6" (2.21m x 1.68m) Inset stainless steel sink with mixer tap, adjacent work surfaces incorporating peninsula unit, cupboards, integrated **dishwasher** and **washing machine** beneath. Built-in brushed steel **electric oven**, **4 ring halogen hob** and extractor hood over. Wall cabinet. Integrated tall **fridge** and **freezer**. Ceiling downlighters. Part tiled walls.

Bedroom 11'6" x 10'5" (3.51m x 3.18m) Double aspect and velux window. Radiator. Wood effect laminate flooring.

Bathroom White suite comprising Whirlpool bath with mixer tap and shower attachment, glazed shower screen, basin with single lever mixer tap, wc with concealed cistern. Small strip light/shaver point. Double glazed velux window. Radiator. Fully tiled walls. Tiled floor.

OUTSIDE

Allocated Car Parking Space No. 11 At rear of the building.

Undercover Bike Store

OUTGOINGS

Ground Rent £150 per annum.

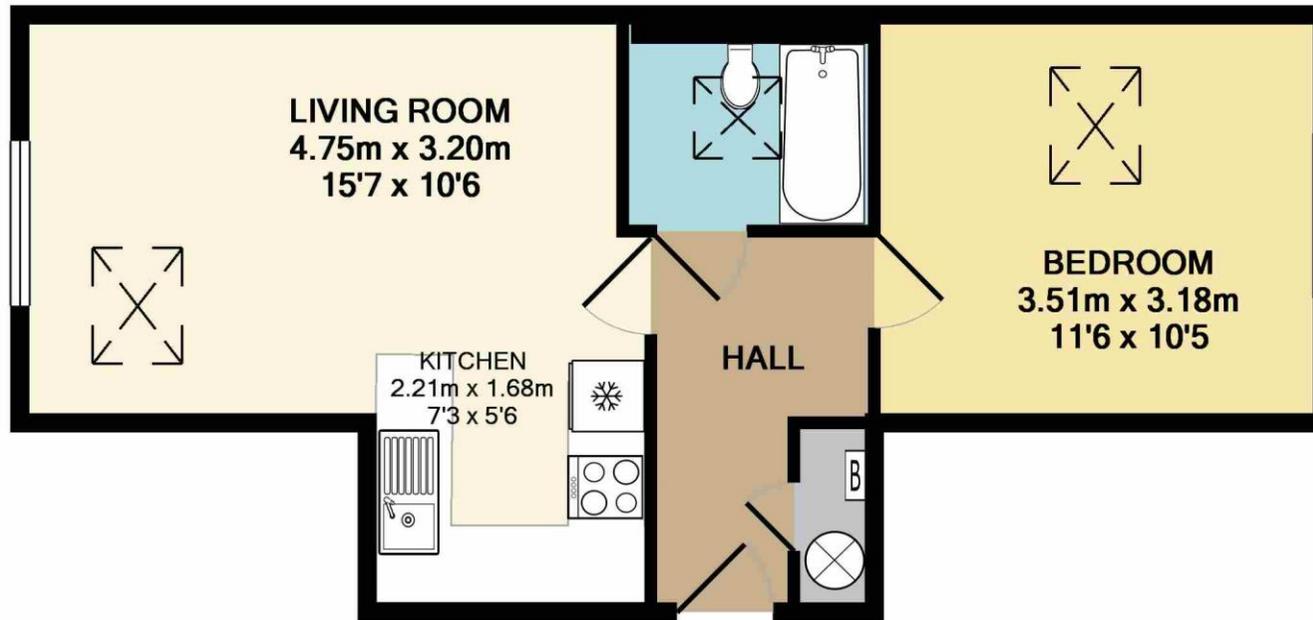
Service Charge £1,242.20 per annum.

Lease 250 years from 2007.

Managing Agents: Jonathan Rolls 01273 684997

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	74
(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	





TOTAL APPROX. FLOOR AREA 39.0 SQ.M. (420 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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