



17 Molineux Place

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



Mark Revill & Co

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West Sussex. RH16 1BF

£279,950

This excellent top (second) floor apartment forms part of an attractive purpose built development constructed about 15 years ago. The bright, spacious and well designed accommodation has the benefit of gas central heating and double glazing and features include a superb open plan living room with comprehensively fitted kitchen complete with appliances, a large master bedroom with dressing/study area and en suite shower room, a second double bedroom and bathroom. The block has a door entry phone system, there is an allocated car parking space and an undercover bike store. The apartment is ideal for a first time buyer, those wishing to downsize or a buy to let investor with a potential rental income of approximately £925-950 per calendar month (providing a gross yield of approximately 4%).

Situated in this excellent central location 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). Also in the immediate vicinity is The Broadway with its array of restaurants, the town centre offering a wide range of



shops and several banks, Sainsbury's and Waitrose superstores and the Dolphin Leisure complex. The A23 lies about 5 miles to the west of the town providing a direct access to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

TOP (SECOND) FLOOR APARTMENT

Hall Large built-in airing cupboard housing Worcester gas boiler and sealed hot water cylinder (installed in March 2017). Door entry phone. Radiator.

Living Room with Kitchen 22'4" x 11'2" (6.81m x 3.40m) A fine room enjoying a favoured westerly aspect. Comprehensively fitted kitchen area with attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped work surface, cupboards, drawers, integrated Bosch **dishwasher** and Zanussi **washing machine** beneath. Fitted Bosch brushed steel **4 ring gas hob** with extractor hood over. Built-in Bosch brushed steel **electric oven** and **microwave**, drawers under, cupboard over. Tall integrated Bosch **fridge** and **freezer**. Good range of wall cupboards and glazed cabinet. Media plate with TV/Satellite/FM aerial points. Double glazed window. 2 radiators. Double glazed casement doors to **Juliet Balcony**. Kitchen area has ceiling downlighters, part tiled walls and tiled floor.

Bedroom 1 17'3" x 15'9" (5.26m x 4.80m) *maximum measurements to include dressing/study area*. 2 built-in double wardrobes. Double glazed window. Radiator.

En Suite Shower Room White suite comprising fully tiled glazed shower with Mira thermostatic fitment, close coupled wc, pedestal basin with single lever mixer tap, shaver point. Heated ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls with mirror tiled area. Tiled floor.

Bedroom 2 11'2" x 10'3" (3.40m x 3.12m) Telephone point. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, pedestal basin with single lever mixer tap, close coupled wc. Shaver point. Heated ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls. Tiled floor.

OUTSIDE

Allocated Car Parking Space

OUTGOINGS

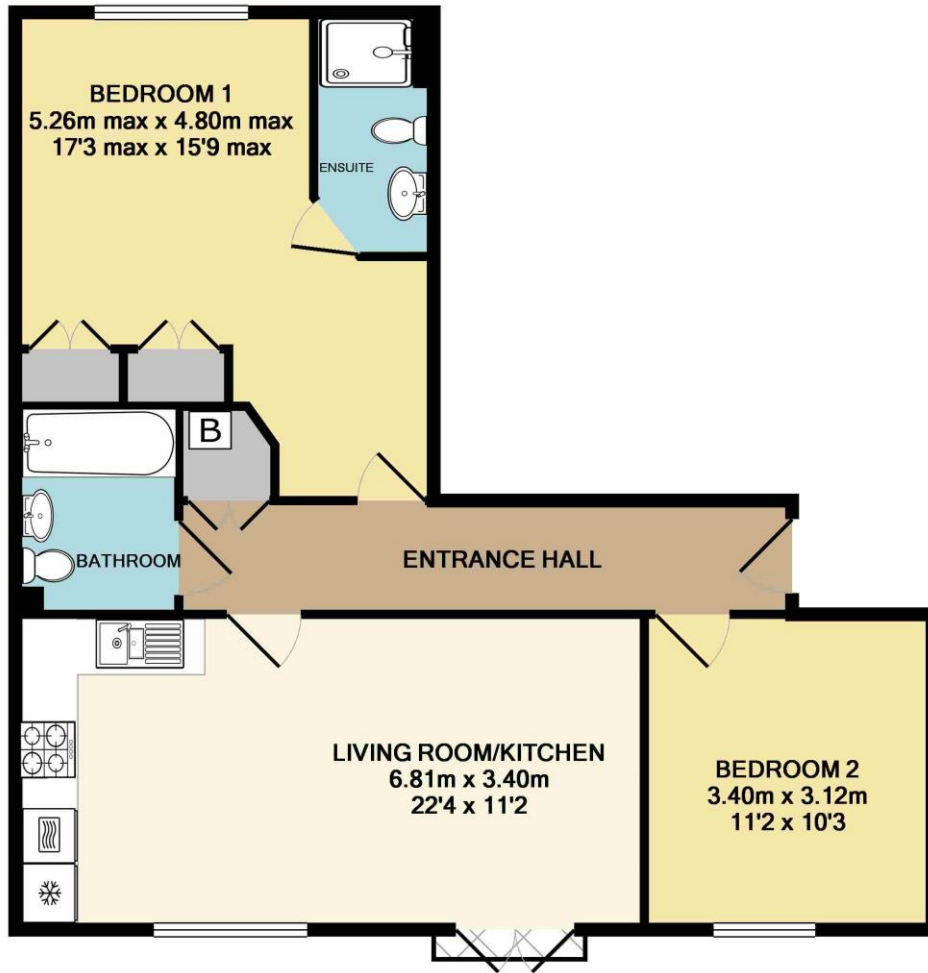
Ground Rent £100 per annum.

Maintenance £1,400 per annum (to be verified).

Lease 125 years from 1st January 2004.

Managing Agents Estate and Property Management
Tel: 01444 410069





TOTAL APPROX. FLOOR AREA 69.0 SQ.M. (743 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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143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com