



Flat 3 Fleur De Lis, 2 Bolnore Road
Haywards Heath, West Sussex. RH16 4WH

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Price £425,000

This superb ground floor retirement apartment has its own private patio garden and forms part of the exclusive Fleur-de-Lis development constructed in 2016 to a high specification by Renaissance Retirement. Fleur de Lis has been specifically designed for the active over 60's (younger spouse minimum age 55) offering residents security and independence within a vibrant and diverse community. Residents have the use of a furnished drawing room with kitchen, a guest suite facility, concierge, minibus for trips etc, Tunstall 24 hour care and support system and the use of attractive landscaped gardens. The development has a lift and a video door entry system and the apartment enjoys a good size living/dining room with doors opening to the patio garden, a quality fitted kitchen complete with Neff appliances, 2 double bedrooms (one presently used as a separate dining room) and 2 luxury shower rooms. It also has the benefit of double glazing and gas central heating (communal system with metered usage).

Fleur de Lis is located in a convenient location on Bolnore Road, just a short walk to the town centre including The Orchards shopping thoroughfare which



has several coffee shops and well known stores including Marks and Spencer. Beech Hurst Gardens, St Wilfrid's Church, a modern medical centre, dentist and The Broadway with its array of restaurants are all close at hand. Haywards Heath mainline railway station is less than a mile distant and the A23 lies about 5 miles to the west providing a direct route to the motorway network. Borde Hill and Wakehurst Place Gardens, the South Downs National Park and Ashdown Forest are all within a short drive offering a beautiful natural venue for walking.

GROUND FLOOR APARTMENT

Hall Built in utility/linen cupboard with slatted shelf housing Ideal gas boiler supplying central heating and hot water with timer control/consumer unit and plumbing for washing machine. Radiator.

Living Room 17'5" x 11'6" (5.31m x 3.51m) With double glazed casement doors to sun terrace. TV/Satellite/FM aerial points. Door entry video phone. Ceiling downlighters. Radiator. Sliding pocket doors to Bedroom 2/Dining Room.

Kitchen 7'11" x 7'1" (2.41m x 2.16m) Comprehensively fitted with a quality range of units with polished stone work surfaces and upstands, comprising inset stainless steel bowl with mixer tap, extensive work surfaces, cupboards, drawers, integrated **freezer** and **dishwasher** under. Fitted Neff **4 ring induction hob** with polished stone splashback and extractor hood over. Range of wall cupboards. Built in Neff **electric fan assisted oven**, integrated **fridge** under, cupboard over. Further range of wall cupboards with shelving.

Bedroom 1 16'5" x 9'5" (5.00m x 2.87m) plus door recess. Fitted double wardrobe with floor to ceiling sliding doors. TV aerial point. 2 wall light points. Double glazed window. Radiator.

En Suite Shower Room Fully tiled walls. White suite comprising glazed shower with rain water and hand held fittings, wc with concealed cistern, basin with single lever mixer tap, cupboard beneath. Useful tiled shelf. Extractor fan. Electrically heated chromium ladder towel warmer/radiator. Ceiling downlighters. Tiled floor.

Bedroom 2/Dining Room 14'1" plus door recess x 9' (4.29m x 2.74m) Fitted double wardrobe with floor to ceiling sliding doors. TV aerial point. 2 wall light points. Double glazed window. Radiator. Sliding pocket doors to living room.

Shower Room Fully tiled walls. Large walk-in shower with glazed screen, rain water and hand held fittings, remote on/off control, wc with concealed cistern, basin with mixer tap, cupboard beneath. Electrically heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Tiled floor.

OUTSIDE

Paved Sun Terrace Enclose with borders planted with a variety of established shrubs and box hedging.

Allocated Car Space No. 13.

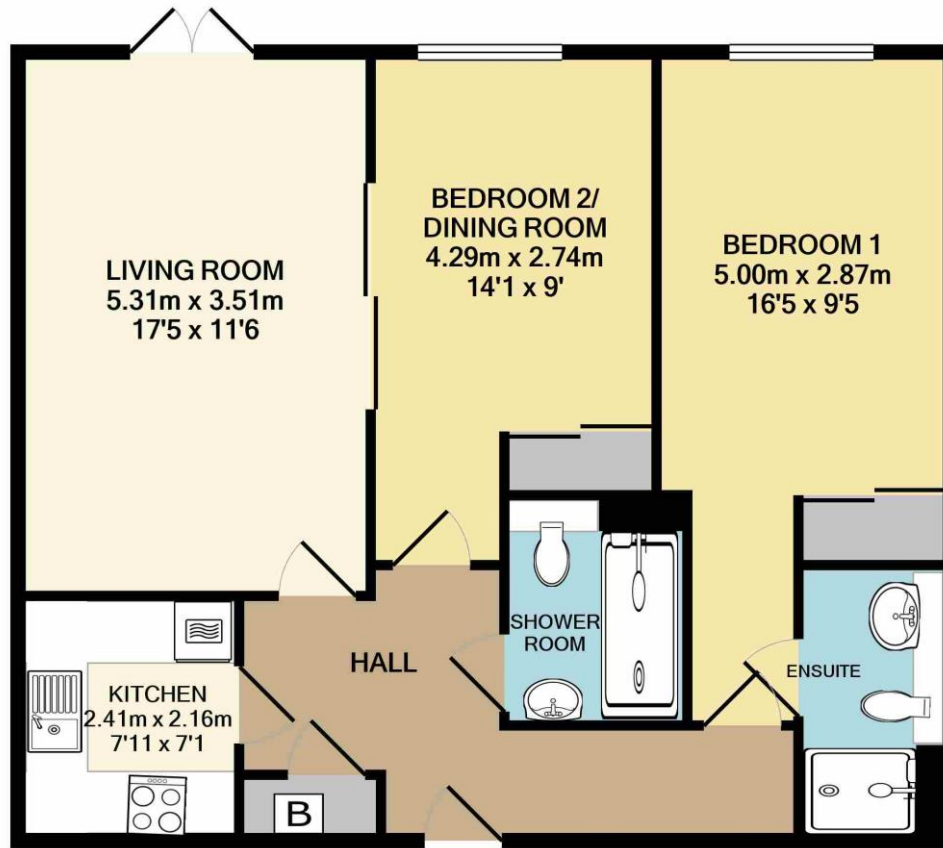
OUTGOINGS

Ground Rent £525 per annum.

Service Charge About £1,900 per annum. Includes water rates, services of the concierge and 24 hour care system.

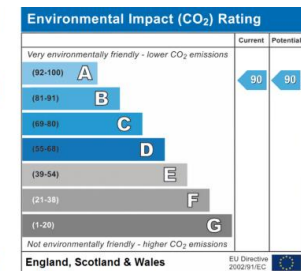
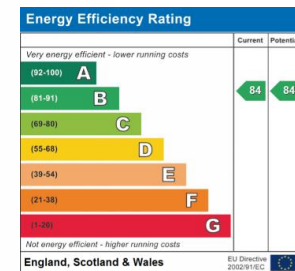
Lease 125 years from 1st February 2016.





TOTAL APPROX. FLOOR AREA 69.0 SQ.M. (742 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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