



Flat 25, Charter Gate
Boltro Road, Haywards Heath, West Sussex. RH16 1BQ

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£280,000

This superb top (second) floor apartment forms part of an exclusive development constructed by Persimmon Homes about 20 years ago. The bright and exceptionally spacious accommodation has the benefit of gas central heating and double glazing and incorporates a very generous sitting/dining room, an excellent comprehensively fitted kitchen complete with appliances, 2 double bedrooms and a large bathroom with shower. There are 2 allocated undercover car parking spaces and the development has security entrance gates and a door entry phone system. The apartment is ideal for a first time buyer or a buy to let investor producing a potential rental of £900-950 per calendar month (providing a gross yield of approximately 3.5%).

Charter Gate is located in a convenient central location just a very short walk to the mainline station providing an excellent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Waitrose and Sainsbury's superstores are in the immediate vicinity whilst the town centre is close at hand offering a wide range of shops including The Broadway with its array of restaurants. The A23 lies about 5 miles



west of the town 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.

TOP (SECOND) FLOOR FLAT

Spacious Hall Built-in storage cupboard. Skylight with double glazed velux window. Radiator.

Sitting and Dining Room 18'10" x 18'3" (5.74m x 5.56m) A fine room with 2 double glazed dormer windows to the front. Skylight with double glazed velux window. TV aerial point. Radiator.

Kitchen 17'10" x 8'4" (5.44m x 2.54m) Comprehensively fitted with an excellent range of units comprising inset stainless steel sink with mixer tap, extensive work surfaces to three sides with a good range of cupboards and drawers under. Integrated **fridge, freezer, dishwasher, washing machine** and **microwave oven**. Built-in brushed steel **electric oven** with **4 ring gas hob** over. Built-in shelved larder. Built-in storage cupboard. Extractor fan. Double glazed port hole window. Skylight with double glazed velux window. Ceiling downlighters. Half tiled walls. Vinyl flooring.

Bedroom 1 15'8" x 10'1" (4.78m x 3.07m) 2 built-in double wardrobes. Telephone point. Double glazed dormer window to front. Radiator.

Bedroom 2 12'1" x 8'4" (3.68m x 2.54m) Double glazed dormer window to front. Radiator.

Spacious Bathroom 18'4" x 8'4" (5.59m x 2.54m) White suite comprising bath with mixer tap and shower attachment, pedestal basin with mixer tap, close coupled wc, fully tiled glazed shower. Built-in airing cupboard housing a wall mounted gas boiler with sealed hot water cylinder. Radiator. Extractor fan. Double glazed port hole window. Skylight with double glazed velux window. Radiator. Ceiling downlighters. Part tiled walls.

OUTSIDE

2 Undercover Car Parking Spaces

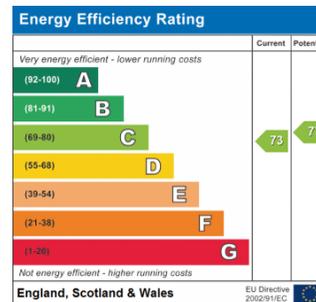
OUTGOINGS

Ground Rent £200 per annum.

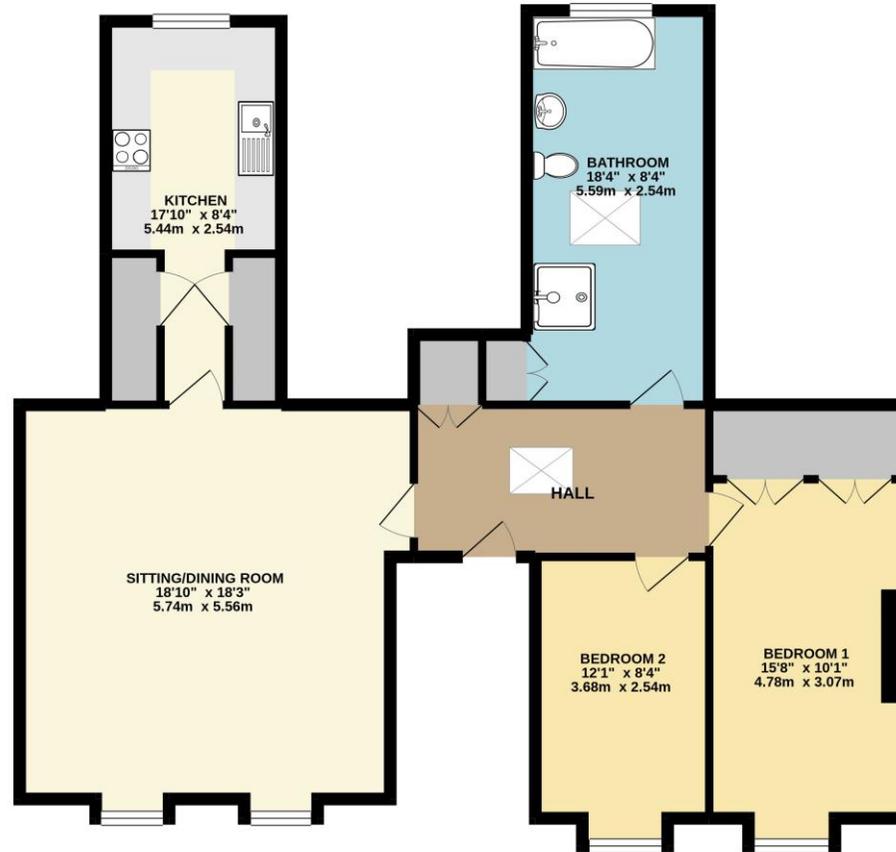
Service Charge £1,609.72 per annum.

Lease 999 years from 2001.

Managing Agents Hunters Estate and Property Management Ltd. 5 Church Road, Burgess Hill, RH15 9RB. Tel: 01444 454400



GROUND FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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