



Flat 9, Fleur De Lis

2 Bolnore Road, Haywards Heath, RH16 4WH



Mark Revall & Co

Flat 9, Fleur De Lis

2 Bolnore Road, Haywards Heath,
RH16 4WH

£320,000

This excellent ground floor retirement apartment enjoys direct access to a patio 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, 24 hour care and support system and the use of the attractive landscaped gardens. The development has a lift and a video door entry system and the apartment enjoys a good size sitting/dining room with doors opening to the gardens, a quality fitted kitchen complete with Neff appliances and silestone work surfaces, double bedroom with range of fitted wardrobes and a luxury shower room. The apartment also has the benefit of double glazing and gas central heating (communal system with metered usage).



Fleur-de-Lis is located in a convenient central location on Bolnore Road just a short walk to the town centre including The Orchards shopping thoroughfare which offers several coffee shops and well known stores including Marks and Spencer. Beech Hurst Gardens, St Wilfrids Church, the modern medical centre, several dentists and The Broadway with its array of restaurants are all close at hand. Haywards Heath mainline station is less than 1 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, South Downs National Park and Ashdown Forest are all within a short drive offering beautiful natural venues for walking.

GROUND FLOOR APARTMENT

Hall Good size built-in storage cupboard with light point. Built-in **utility cupboard** with slatted shelf, plumbing for washing machine. Wall mounted Ideal boiler, trip switches and light point. Radiator. Ceiling downlighters.

Fine Sitting/Dining Room 20'4" x 13'5" (6.20m x 4.09m) Enjoying an outlook over the communal gardens with double glazed doors to a patio. TV aerial point. Door entry phone intercom. Radiator. Ceiling downlighters.

Excellent Kitchen 7'10" x 6'6" (2.39m x 1.98m) Comprehensively fitted with an attractive range of units with silestone work surfaces and upstands, complete with Neff appliances comprising inset stainless steel sink with mixer tap, cupboards, drawers and integrated **dishwasher** and **freezer** beneath. Fitted **4 ring induction hob** with extractor fan over. Built-in brushed steel **electric oven**, integrated **fridge** beneath, cupboard over. Worktop lighting. Wood effect vinyl flooring.

Bedroom 20'4" x 12'9" (6.20m x 3.89m) Large walk-in wardrobe/storage cupboard with light point. 2 fitted double wardrobes. Telephone point. TV aerial point. 2 wall light points. Radiator.

Shower Room Fully tiled walls. Large walk-in shower with hand held and overhead rain water fittings, wc with concealed cistern, basin with single lever mixer tap, cupboard beneath. Useful tiled shelf. Wall cabinet with mirror door. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Tiled floor.

OUTSIDE

Direct access to **communal gardens** with paved areas, lawns and flower/shrub borders.

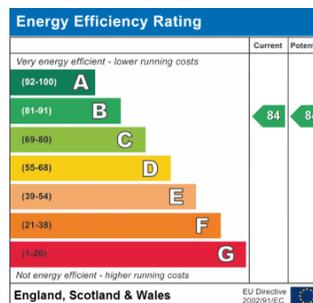
OUTGOINGS

Ground Rent £575 per annum (to be verified).

Service Charge £4,339 per annum to include water rates and buildings insurance (to be verified).

Lease 125 years from 2016.

Managing Agents Rendall & Rittner Ltd, 13B St George Wharf, London SW8 2LE. Telephone No. 0207 702 0701



Approx. 66.5 sq. metres (715.8 sq. feet)



PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

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