



4 Knights Court

Queens Road, Haywards Heath, West Sussex. RH16 1AF



Mark Reville & Co

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Queens Road, Haywards Heath,
West Sussex. RH16 1AF

£250,000

This superb first floor apartment forms part of a small recently constructed purpose built development in a convenient location just a short walk to the mainline station. The bright and well-presented accommodation has the benefit of gas fired central heating and double glazing and features a splendid double aspect open plan living room with kitchen complete with appliances and a glazed Juliet balcony, 2 good size bedrooms, luxury en suite shower room and a bathroom, both with contemporary white suites. There is an allocated car parking space and the block has a door entry phone system. The apartment is ideal for a first time buyer, those wishing to downsize or as a buy to let investment with a potential rental income of £900 providing a gross yield of 3.7%

Situated in this central convenient location just a short walk to Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The modern leisure centre, Waitrose and Sainsbury's superstores are all within the immediate vicinity, whilst The



Broadway with its array of restaurants and bars is close at hand as is the town centre with its wide range of shops. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 14 miles to the north and the cosmopolitan city of Brighton is a similar distance to the south.

FIRST FLOOR FLAT

Spacious Hall Good size airing cupboard housing gas combination boiler and trip switches. Door entry phone. Double glazed window. Radiator. Ceiling downlighters. Natural timber floor.

Open Plan Living Room with Kitchen 17'11" x 13'10" (5.21m x 4.22m) Fitted with an attractive range of stylish units comprising inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and integrated **washing machine** under. Built-in Bosch **electric oven**, brushed steel **5 ring gas hob** with extractor hood over. Integrated Bosch tall **fridge/freezer**. Range of wall cupboards. Radiator. 2 double glazed windows. Natural timber floor. Double glazed casement doors to glazed **Juliet Balcony**.

Bedroom 1 13'11" maximum x 9'9" (4.24m x 2.97m) Double glazed window. Radiator.

En Suite Shower Room Fully tiled walls. Glazed shower cubicle, pedestal basin with mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Extractor fan. Ceiling downlighters. Tiled floor.

Bedroom 2 9'6" plus deep door recess x 8'5" (2.90m x 2.57m) Double glazed window. Radiator.

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

OUTSIDE

Allocated Car Parking Space At rear of the block.

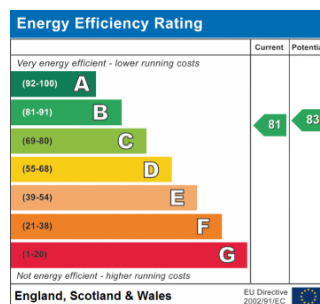
OUTGOINGS

Ground Rent £175 per annum

Maintenance £1,138.12 per annum
(Reserve Fund £170 per annum)

Lease 125 years from 25th March 2011.

Managing Agents Sussex Estate Management Ltd.
4 St Lawrence Lane, Worthing, BN14 7JH.
Tel: 01903 215850





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