



12 Shelley Court

Winnals Park, Paddockhall Road, Haywards Heath, RH16 1HA



Mark Revill & Co

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Haywards Heath, RH16 1HA

£275,000

This well presented top floor apartment offers bright and exceptionally spacious accommodation having the benefit of gas central heating and double glazed replacement windows throughout. The apartment incorporates 2 double bedrooms, a fine living room with large picture window and door to a balcony overlooking the communal gardens, an excellent fitted kitchen complete with appliances and a refitted bathroom with white suite. In addition, there is a garage plus ample visitors parking and Winnals Park has beautifully kept communal gardens, security gates and each block has a door entry phone system. The flat is ideal for a first time buyer, those wishing to downsize or a buy to let investor, the potential rental income is approximately £1,000 per calendar month (providing a gross yield of about 4%).

Winnals Park is a gated development located just a short walk from Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin leisure complex, Sainsbury's and Waitrose



superstores are in the immediate vicinity whilst the town centre is close by offering a wide range of shops, as is The Broadway with its array of restaurants and bars. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south whilst the South Downs National Park is within an easy drive.

TOP (SECOND) FLOOR FLAT

Hall Fitted corner coats/store cupboard, further tall built-in storage cupboard. Door entry phone. Central heating and hot water time control. Radiator. Wood effect laminate flooring.

Living Room 16'5" x 11'11" (5m x 3.63m) Large double glazed picture window overlooking the communal garden to the front. TV/Satellite/FM aerial points. Telephone point. Radiator. Glazed door to:

Balcony With wrought iron balustrade. Overlooking the communal gardens.

Kitchen/Breakfast Room 11'1" x 7'10" (3.38m x 2.39m) Refitted with an attractive range of white high gloss fronted units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and appliance space under. Slimline **dishwasher, washing machine**. Built-in brushed steel **electric oven, 4 ring gas hob** and extractor hood over. Range of wall cupboards, one housing Ideal Logic gas combination boiler. Worktop lighting. Tall **fridge/freezer**. Fitted semi-circular breakfast bar with 2 stools, high level cupboard over with lighting. Double glazed window with fitted blind. Part tiled walls. Tiled effect vinyl flooring.

Bedroom 1 12'9" x 11'11" (3.89m x 3.63m) 2 built-in double wardrobes incorporating hanging rails and shelving, floor to ceiling sliding mirror doors. TV aerial point. Telephone point. Double glazed window. Radiator.

Bedroom 2 16'5" x 11'11" (5.00m x 3.63m) Fitted double wardrobe with hanging rails and shelving, floor to ceiling sliding doors. TV aerial point. Telephone point. Double glazed window. Radiator.

Bathroom Refitted with white suite comprising bath with mixer tap and independent shower over, folding glazed screen, basin with single lever mixer tap, cupboard beneath, adjacent top, cupboard and shelving under, close coupled wc. 2 shelved wall units. Heated chromium ladder towel warmer/radiator. Extractor fan with downlighter. Double glazed window. Fully tiled walls. Tiled floor.

OUTSIDE

Service/Storage Cupboard Adjacent to the flat in the communal hall.

Garage No. 17 With up and over door. Ample visitors parking.

Communal Gardens Laid mainly to lawn interspersed with shrub and rose beds planted with a variety of established trees.

OUTGOINGS

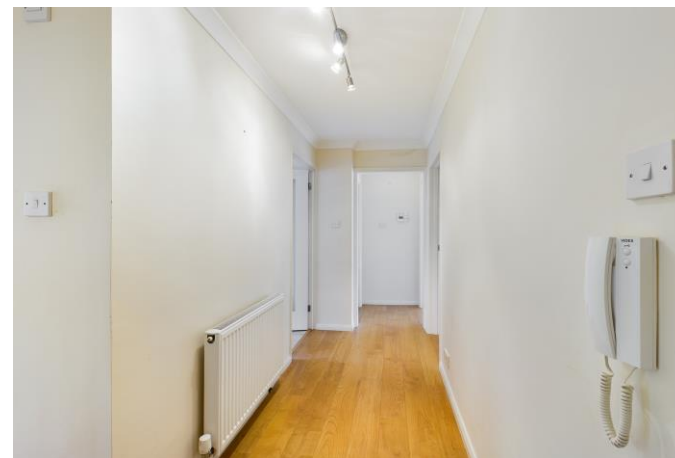
Ground Rent £150 per annum.

Service Charge £1,337.40 per annum.

Lease 125 years from 25th December.

Note: Each leaseholder has a share in the freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	79
England, Scotland & Wales		EU Directive 2002/91/EC	





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

