



## 4 Byron Court

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



Mark Revill & Co

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**£270,000**

This exceptionally well presented first floor apartment offers bright and extremely spacious accommodation having the benefit of gas central heating and double glazed replacement windows throughout. The apartment incorporates 2 double bedrooms, a fine west facing living room with large picture window and door to a balcony overlooking the communal gardens, an excellent comprehensively fitted kitchen/breakfast room complete with appliances and a stylish refitted bathroom with white suite. In addition, there is a garage and Winnals Park enjoys beautifully kept communal gardens, security gates and the 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 with a potential rental income of approximately £1,000 - £1,100 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 station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Waitrose and Sainsbury's superstore



are in the immediate vicinity whilst the town centre is close at hand 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.

## FIRST FLOOR APARTMENT

**Hall** Electric meter and trip switches. Door entry phone. Hatch to service cupboard. Radiator. Wood effect laminate flooring.

**Living Room** 16'5" x 12' (5.00m x 3.66m) Large picture window enjoying a favoured westerly aspect and an outlook over the communal gardens. Fitted venetian blinds. TV aerial point. Radiator. Wood effect laminate flooring. Glazed door to:

**West Facing Balcony** Enjoying attractive outlook.

**Excellent Kitchen/Breakfast Room** 10'11" x 8'1" (3.33m x 2.46m) Comprehensively fitted with a stylish range of high gloss fronted units with stone effect laminate worktops and upstands comprising inset stainless steel sink with mixer tap, adjacent L shaped work surfaces, cupboards (one housing gas meter) and drawers beneath. Integrated **washing machine, fridge and freezer**. Built-in **electric oven, 4 ring halogen hob** and brushed steel extractor hood over flanked by wall cupboards. Wall mounted Ideal gas boiler. Double glazed window with venetian blind. Wood effect laminate flooring.

**Bedroom 1** 12'11" x 11'11" (3.94m x 3.63m) 2 large fitted double wardrobes with hanging rails, cupboards over. Double glazed window with fitted vertical blind. Radiator. Wood effect laminate flooring.

**Bedroom 2** 9'1" x 7'5" (2.77m x 2.26m) Deep built-in double wardrobe with cupboard over. Built-in high level cupboard. Double glazed window with fitted vertical blind. Radiator. Wood effect laminate flooring.

**Bathroom** White suite comprising bath with mixer tap, independent shower with overhead and hand held fittings, glazed screen, contemporary basin with single lever mixer tap, drawer and shelf beneath, wc with concealed cistern. Extractor fan. Double glazed window. Radiator. Part tiled walls. Wood effect laminate flooring.

## OUTSIDE

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

**Garage No. 33** Up and over door. **Plus ample visitors parking.**

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

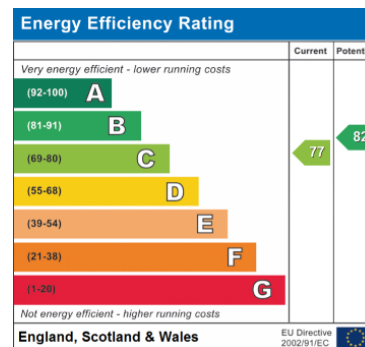
## OUTGOINGS

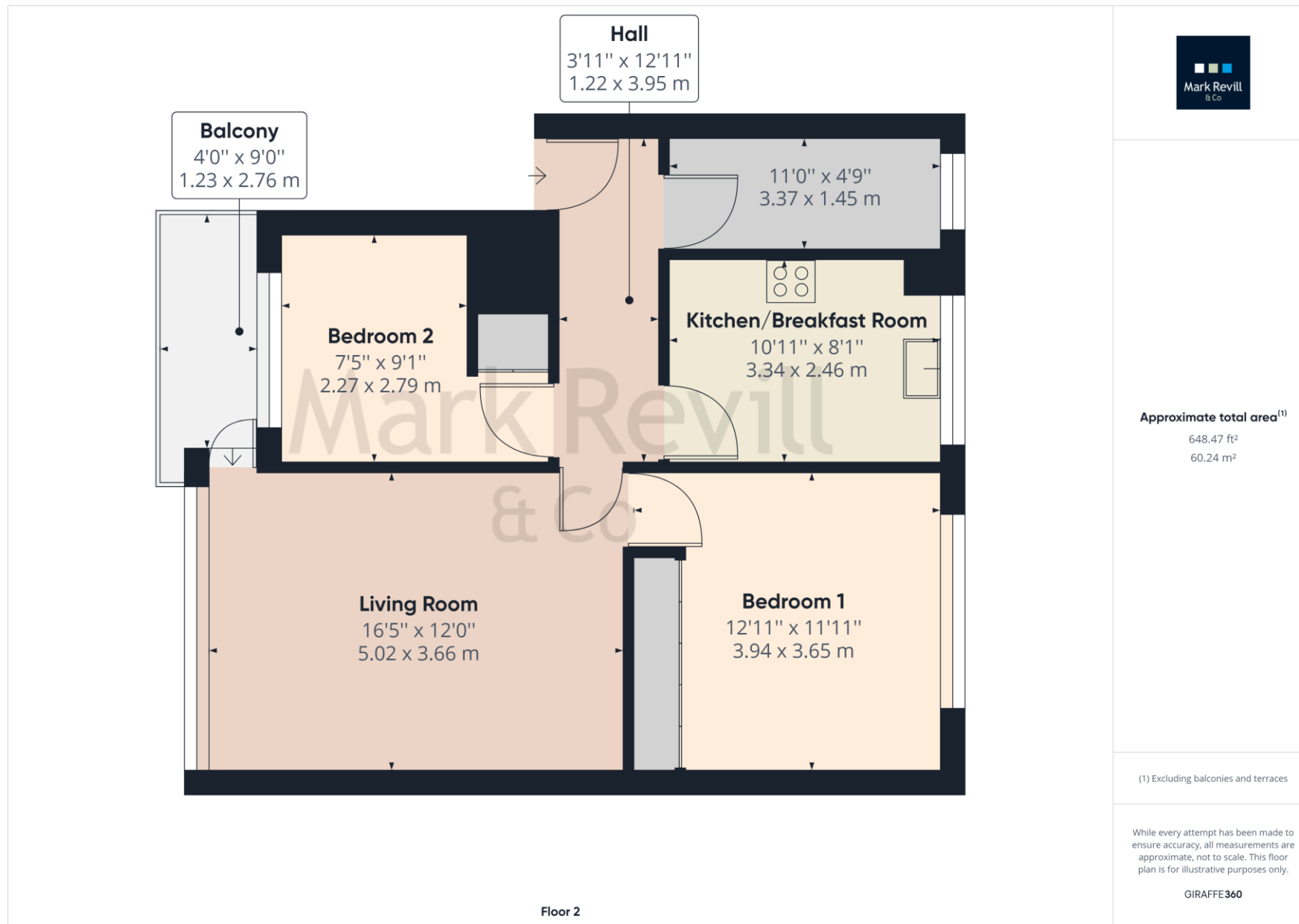
**Ground Rent** £150 per annum.

**Service Charge** £1,531.40 per annum (includes buildings insurance).

**Lease** About 100 years remaining.

**Note:** Each leaseholder has a share in the freehold.





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.

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