



Flat 30, Fleur-de-Lis

2 Bolnore Road, Hayward Heath, RH16 4WH



Mark Revall & Co

Flat 30, Fleur-de-Lis

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£325,000

A superb top floor luxury retirement apartment enjoying an easterly aspect and forms part of the exclusive Fleur de Lis development which has been constructed to a very high specification by the Renaissance Retirement Group specifically designed for the active over 60's (younger spouse minimum age 55) offering residents' security and independence with a vibrant and diverse community. Residents have the use of a formal drawing room with adjacent kitchen, a guest suite facility and concierge, also a Tunstall 24 hour care support system and the use of attractive landscaped gardens. The development has a lift and a video door entry system and this apartment enjoys a fitted kitchen with integrated appliances, there is also a generous study with mezzine overlooking the sitting room on the first floor, the main bedroom has an en suite shower room and large walk-in storage/utility room with shelving. The second bedroom/dining room is of a good size and there is also a separate shower room/wc on the ground floor. The property benefits from double glazing and gas fired central heating (on a communal system).



Fleur-de-Lis is located in a convenient location on Bolnore Road just a short walk to the town centre and the Orchards shopping thoroughfare which offers several coffee shops and a Marks and Spencer. St Wilfrid's Catholic Church, doctors and dentist surgeries, eye specialist for glasses, etc. are also close by as is The Broadway offering an array of restaurants. Haywards Heath mainline railway station is less than 1 mile distant and offers access to London Brighton and the south coast. Borde Hill Gardens, Wakehurst Place and Sheffield Park are also within easy access.

Communal Entrance Entry phone system. Lift to top floor. Front door to:

Entrance Hall Entry phone system. Radiator. Stairs to:

GROUND FLOOR

Shower Room/WC Large walk-in shower cubicle with sliding glass door shower screen, hand held shower with rain head shower above, low level wc with concealed cistern, vanity unit with wash basin, monobloc tap and cupboard beneath. Mirror fronted wall cabinet. Chromium ladder radiator. Extractor fan. Fully tiled walls. Tiled flooring.

Bedroom 2/Dining Room Radiator. Wall light points. Easterly aspect. TV aerial point.

Sitting Room TV aerial point. Entry phone system. Radiator. Attractive outlook. Easterly aspect.

Kitchen Extensively fitted with marble effect work surfaces, stainless steel under mounted sink with chromium swan neck mixer tap, matching eye level wall cupboards. Lamona **electric ceramic hob** with extractor over. Matching Neff **gas fan assisted oven**. Base units comprising cupboards and drawers. Integrated **fridge** and **freezer**. **Dishwasher**. Ceiling extractor.

Turned oak staircase to:

FIRST FLOOR

Galleried Landing Oak spindle balustrade.

Study Gallery overlooking the sitting room. TV aerial point. Radiator.

Main Bedroom TV aerial point. Wall lights. Radiator.

En Suite Shower Room Large walk-in shower with sliding glazed doors, hand shower with rain head shower above, low level wc with concealed cistern. Chromium heated ladder towel warmer/radiator. Vanity unit with monobloc tap and cupboards under. Mirror fronted wall cabinet. Fully tiled walls and flooring. Ceiling extractor.

Large Walk-in Storage/Utility Room Plumbing for washing machine. Slatted shelving. Further fitted shelving to one end with hanging rail. Communal heating system.

OUTSIDE

Communal Gardens for the residents' use. A car parking space can be rented for £250 per annum (subject to availability).

OUTGOINGS

Lease 125 years from 2016.

Ground Rent £525 per annum.

Service Charge £4,542 per annum.

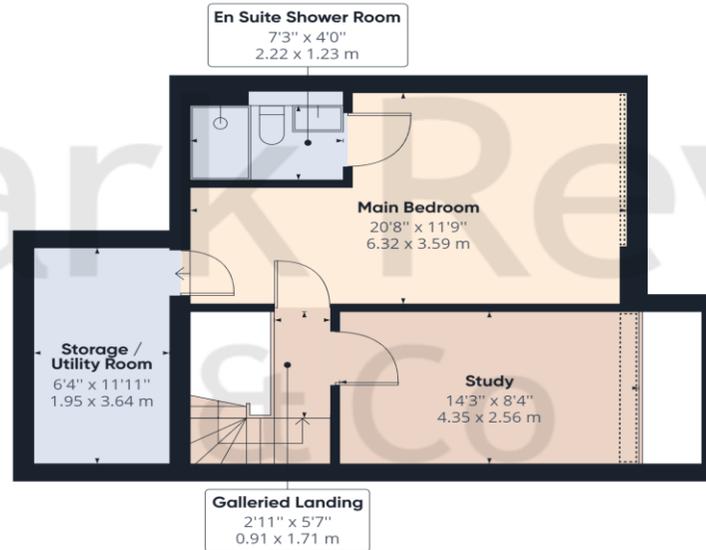
Managing Agents Rendall & Rittner Ltd.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

987.02 ft²
91.70 m²

Reduced headroom

10.77 ft²
1.00 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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