



Flat 21, Princess Court Gordon Road, Haywards Heath, RH16 1EF

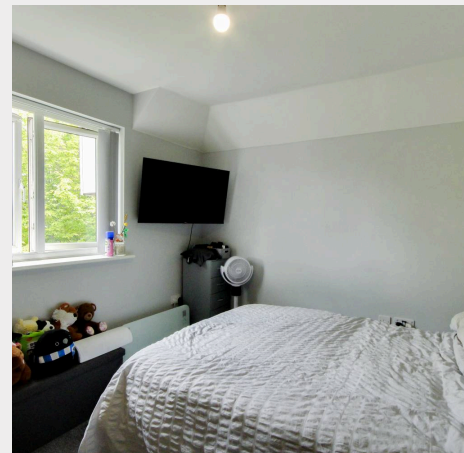
Guide Price £250,000 – £265,000

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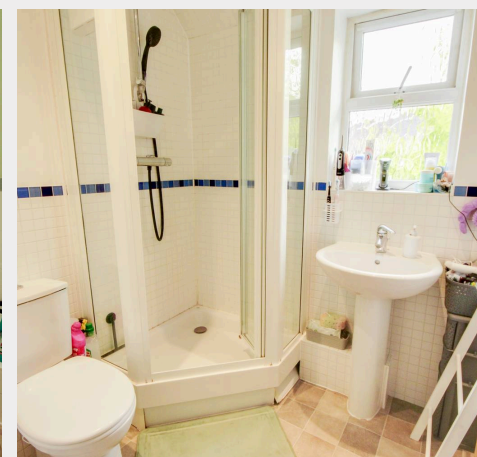
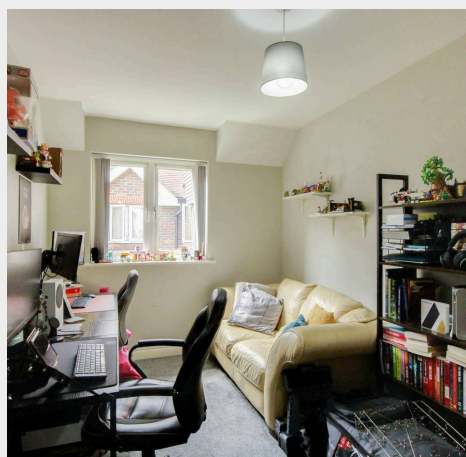
A 1st floor 2 double bedroom apartment enjoying a triple aspect with windows to the east, south and west in this well managed private complex just 0.4 miles from the railway station and within an easy walk of the town centre and Lindfield Village.

- Bright triple aspect first floor apartment
- Great location 0.4 miles east of railway station
- Well managed complex with allocated parking
- Lounge and separate kitchen
- 2 generous double sized bedrooms
- Family bathroom and en-suite shower room
- Double glazed windows – electric heating
- Easy walk to Broadway & town via Clair Park
- Lower than average annual service charges
- EPC rating: C – Council Tax Band: C
- Tenure: Leasehold 125 years from 01.01.2004
- Ground Rent: £200 per year doubling every 25 years
- Service charge: £105 per month
- Managing agents: Grange Property Management, The Mill, Abbey Mill Business Park, Lower Eashing, Godalming, Surrey GU7 2QJ
- T: (01483) 411770
- E: info@grangemanagement.com

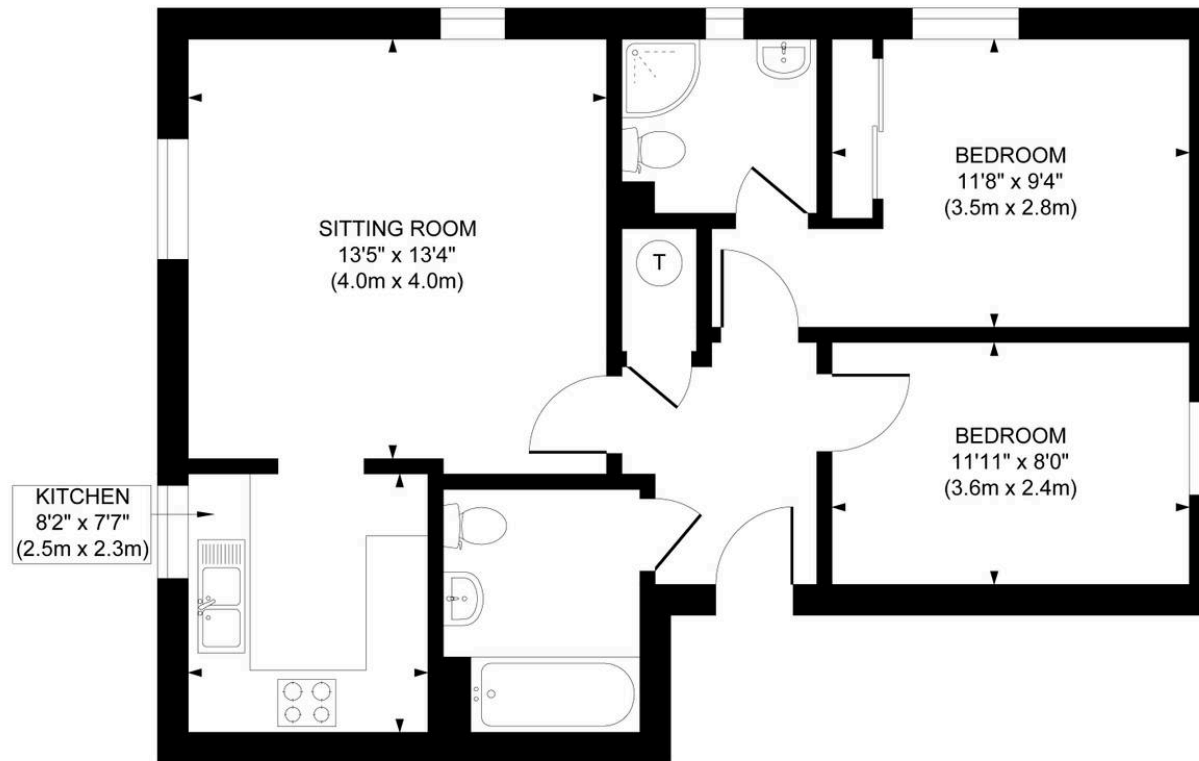


Princess Court is situated at the eastern end of Gordon Road, ideally placed within a short walk of the shops in Commercial Square, Sainsbury's Superstore, the Dolphin Leisure Centre, 6th Form College, Waitrose and Haywards Heath mainline railway station which is approximately 0.4 miles distant and offers excellent commuter links to London (Victoria/London Bridge approximately 47 minutes), Gatwick Airport (20 minutes) and the South Coast (Brighton City Centre approximately 20 minutes). Clair Park with its cricket ground and woodland is close by with pathways making a pleasant walk to the town centre which is approximately 0.65 of a mile distant where there is an extensive range of shops and stores. The Broadway offers an international array of restaurants, cafes and bars, whilst the town has several other sports and leisure facilities including the Dolphin Leisure Centre.

By road access to the major surrounding areas, Gatwick Airport and the M25 can be gained via the Balcombe Road, the A272 and the A/M23, the latter lying approximately 5.5 miles to the west at either Bolney or Warninglid



Approximate Gross Internal Area
618 sq. ft / 57.43 sq. m



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Haywards Heath

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