



10 Charter Gate, Boltro Road, Haywards Heath, RH16 1BQ

Guide Price £260,000 – £270,000 ... Leasehold

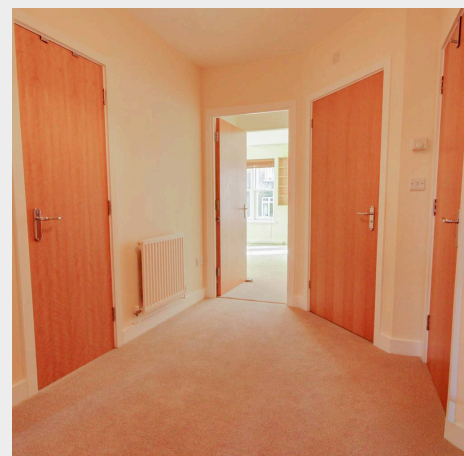
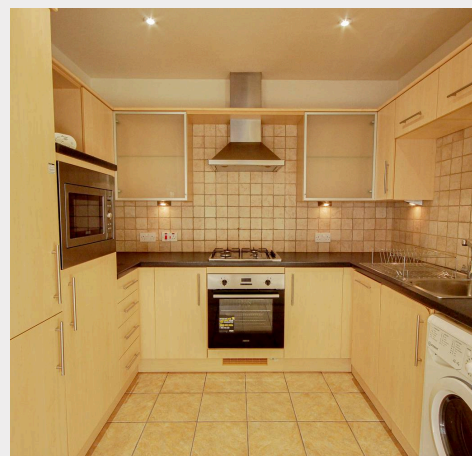


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A 2 bedroom, 2 bathroom first floor flat with east and west facing aspects and an allocated parking space in this desirable gated complex with a secure gate and entry system, within 150 yards of the railway station and just a few minutes' walk of the main shopping areas, Waitrose, Sainsbury's and the leisure centre. Charter Gate has some of the largest apartments in the Station Quarter and was built around the Millennium by Persimmon Homes.

- 1st floor apartment of 804 sq ft
- Prime location close to the town, Broadway & leisure centre
- 150 yards from the railway station (side entrance)
- 250 yards to Sainsbury's and Waitrose stores
- Immaculate and neutral redecoration throughout including new carpets
- Kitchen with integrated oven, fridge & freezer
- Bathroom and en-suite shower room
- Large storage cupboard in the hallway
- Underground allocated parking space (No.10)
- EPC rating: B - Council Tax Band: C
- Tenure: Leasehold - 999 years from 25.03.2001
- Ground Rent: £200 per annum for the first 25 years rising to £300 pa for the next 25 years and then rising by £100pa for each 25 years thereafter
- Service Charge: £1509 1 January 2026- 31 December 2025
- Managing Agents: Hunters, Estates & Property Management, 1 Church Road, Burgess Hill, West Sussex RH15 9BB
t: 01444 254400 w: hunters-group.co.uk



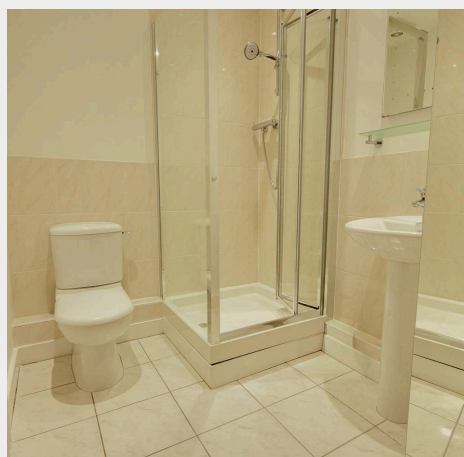
Charter Gate is located at the northern end of Boltro Road just to the south west of the main railway station and only 100 yards from the rear entrance. The mainline station provides fast services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

There are several shops and food outlets within a short walk and the Sainsbury's Superstore and Waitrose all within a 5 minute walk.

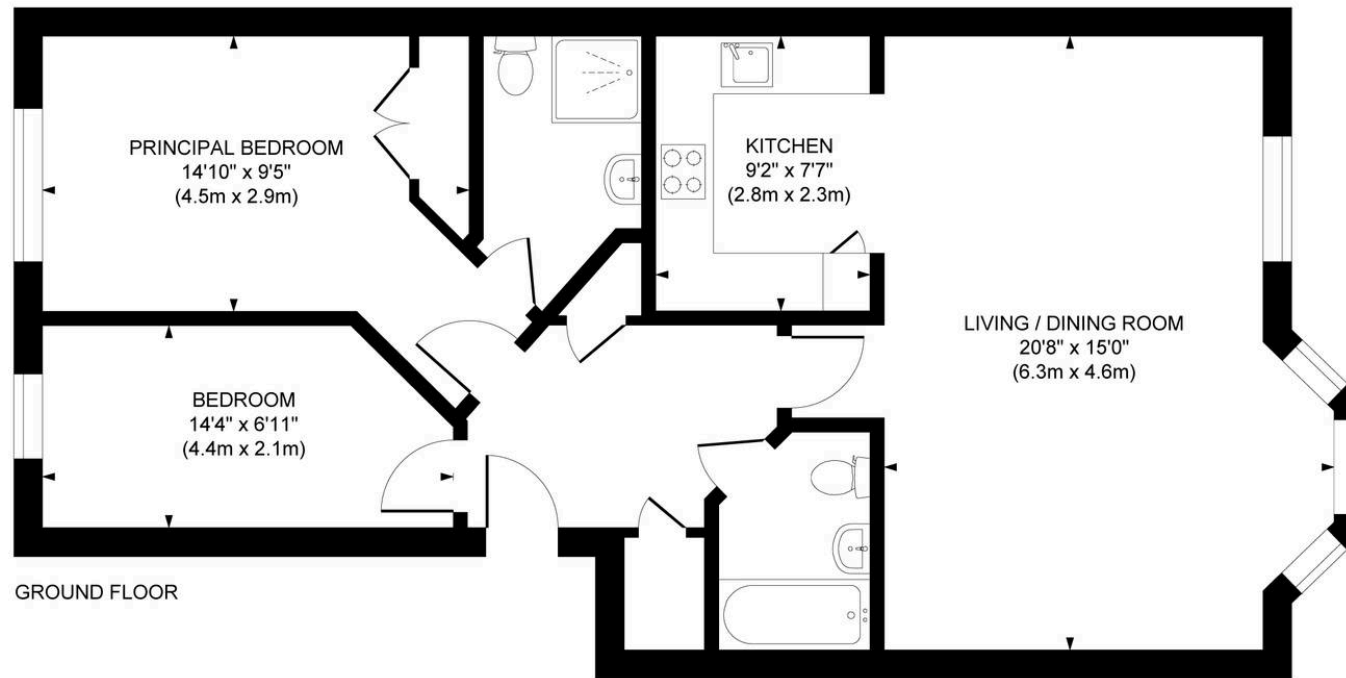
The Broadway with its numerous restaurants, cafes and bars are within a 5-10 minute walk and the main shopping areas of South Road and The Orchards are a little further.

There are numerous open spaces including Muster Green, Victoria Park, Beech Hurst Gardens and Clair Park. There are several schools for all ages within a short walk.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid.



Approximate Gross Internal Area
804 sq. ft / 74.69 sq. m



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

Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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