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**Flat 7, Turnpike Court Hett Close, Ardingly, RH17 6GQ**

**Guide Price £445,000 Leasehold**



## Flat 7, Turnpike Court Hett Close, Ardingly, RH17 6GQ

**\*PLEASE WATCH VIEWING VIDEO\***

**A spacious, light and bright 2 Double Bedroom, 2 Bath / Shower Room ground floor 1,170 sq ft retirement apartment tucked away in the heart of Ardingly. Private patio Gardens and Garage.**

**The property is located on a purpose-built retirement development of only 19 properties for the over 60s built by English Courtyard Association in 2002. + 150 year lease + AVAILABLE WITH NO CHAIN**

- Generous **Reception Hall** + storage
- **Cloak/Shower Room**
- **Bedroom 1** + walk-in closet
- **En-Suite Bath/Shower Room.**
- **Bedroom 2** + built-in wardrobes
- **Kitchen** + built-in units with appliances + door to side Patio
- Open plan Triple aspect **Sitting / Dining / Garden Room** + doors to front Patio
- Electric underfloor heating
- Double glazing
- Personal alarm system in every property
- **Estate Managers**
- 2 Laundry Rooms
- 2 Guest Suites
- Minibus for shopping trips



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**EPC Rating: C and Council Tax Band: F**

**Managing Agents: Cognatum Property Limited, Pipe House, Lupton Road, Wallingford, Oxfordshire, OX10 9BS (Tel: 01491 821170). Service Charge: £1,961 per quarter**

**LOCATION** - This attractive retirement property is located at the front of Turnpike Court within Hett Close just off the High Street. The village has a traditional range of shops including a bakery + several pubs, leisure groups and 180 acre Ardingly reservoir. Also nearby are the Royal Botanic Gardens at Wakehurst Place offering spectacular walks, widely known as 'Kew in the Country' and the South of England Showground holds several events throughout the year.

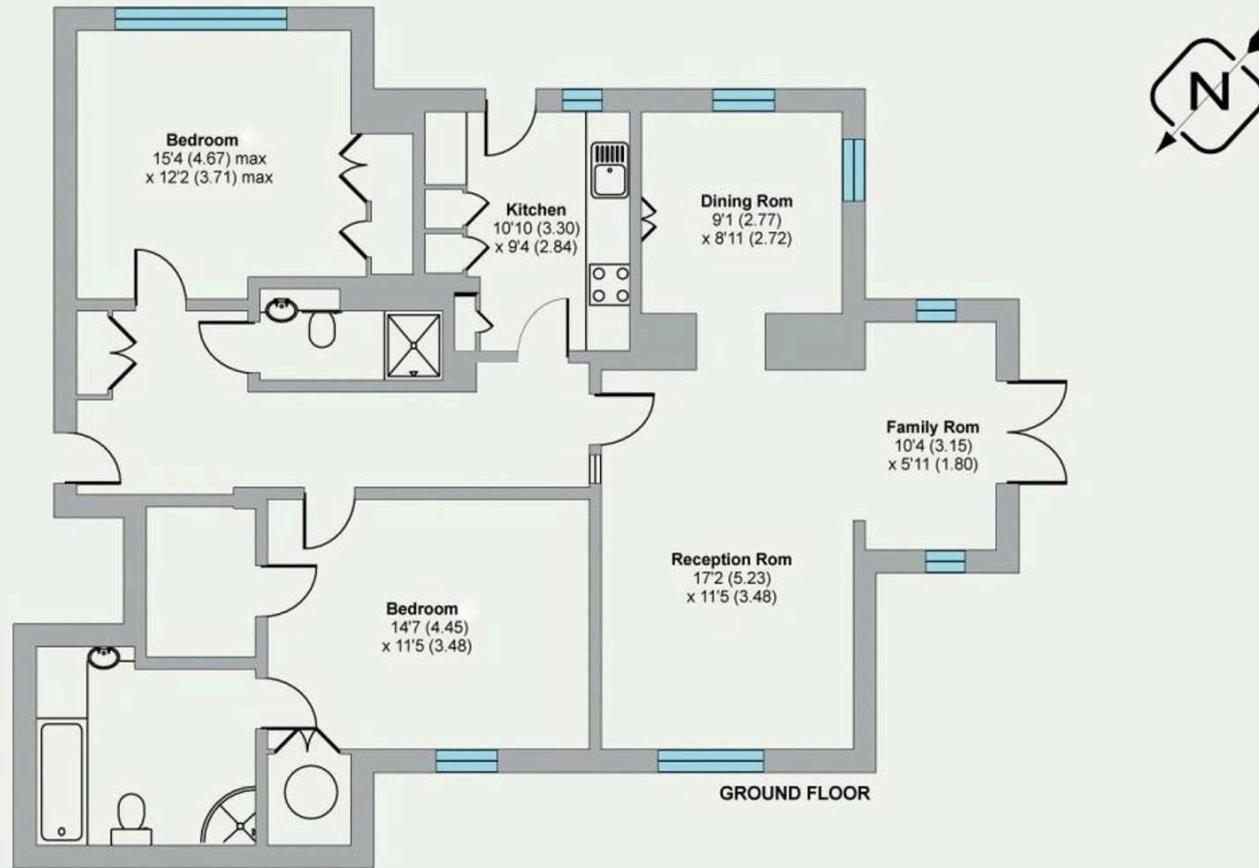
**STATION** - Haywards Heath mainline railway station is 4 miles to the South and provides fast commuter links to London (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins).

**BY ROAD** - Access to the major surrounding areas can be swiftly gained via the B2028 and the A/M23 which lies approximately 6 miles to the north linking with Gatwick Airport and the M25.

**DISTANCES** - (approx miles) Lindfield High Street (3.4), Balcombe Station (3.5), Haywards Heath Station (4) and Gatwick Airport (12).



MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1170 SQ FT 108.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

## Mansell McTaggart Estate Agents

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