



12 Gordon Close, Haywards Heath, West Sussex RH16 1ER

Guide Price £200,000-£215,000 ... Leasehold

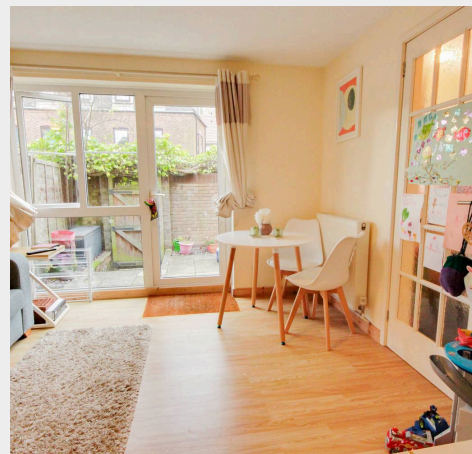
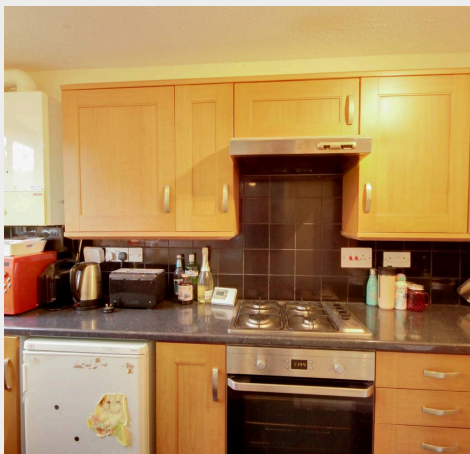


**MANSELL
McTAGGART**
Trusted since 1947



A 1 bedroom ground floor flat with its own private west facing rear garden in this small well managed complex literally across the road from the railway station, with allocated parking space and the benefit of an extended lease.

- Ground floor flat in small complex
- Private enclosed west facing garden
- Lease extended & no ground rent charges
- Lower than average annual service charges
- Prime location within 150 yards of the railway station
- Allocated parking space (No. 43)
- Gas heating to radiators
- Double glazed windows
- Excellent first purchase/Buy To Let investment
- EPC rating: C - Council Tax Band: B
- Tenure: Originally a 99 year lease from 1981 which has been extended and now expires on 31st December 2169 (144 years remaining)
- Ground rent: peppercorn (None payable)
- Service charge: currently £258 every 6 months
- Buildings insurance: expected to be around £550 for the year 25/26
- Managing agents: Jonathan Rolls T: 01273 684997



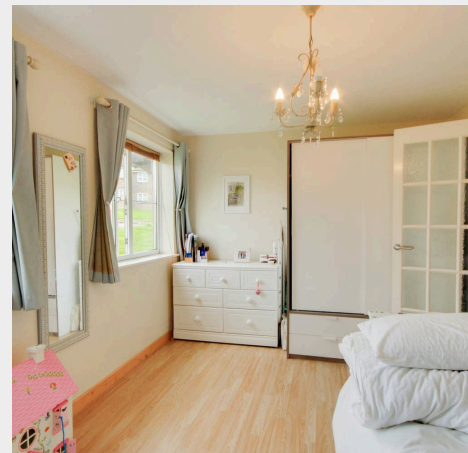
Gordon Close is a small select development, located on the corner of Gordon Road, Queens Road and Mill Green Road, just to the north east of Haywards Heath railway station (within 150 yards) The property is ideally placed within a stone's throw of local shops and food outlets around Commercial Square, Sainsburys Superstore and the Dolphin Leisure Centre. The railway station is within 150 yards, providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (20 mins) and the south coast (Brighton 20 mins). The town centre is approximately three quarters of a mile to the south where there is an extensive range of shops, stores, restaurants, cafes and bars.

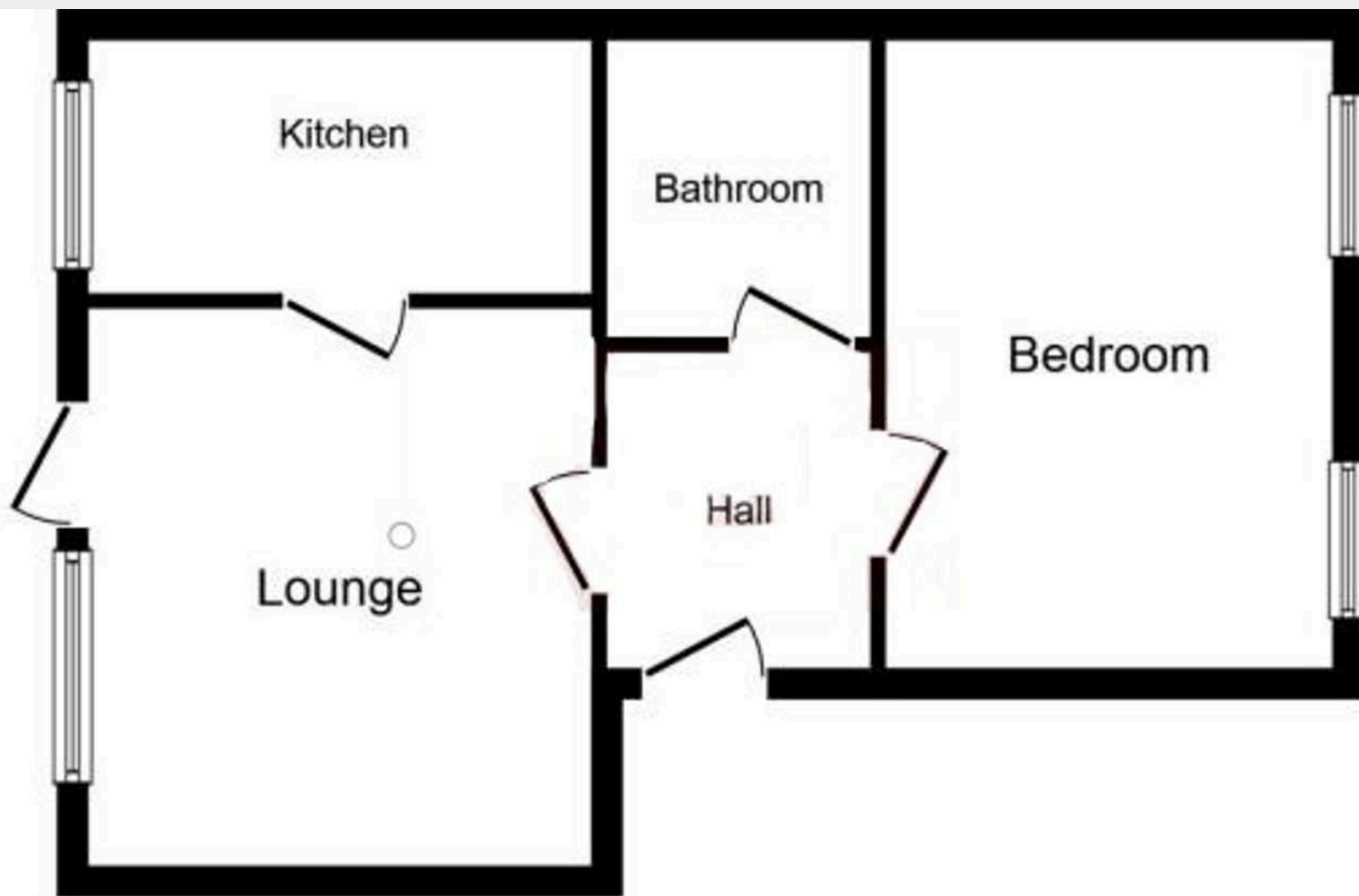
By road, access to the major surrounding areas can be gained via the Balcombe Road, the A272 and the A/M23, the latter lying approximately 5 miles to the west at Warninglid or 8 miles to the north at Maidenbower (Junction 10a). The property is also situated within a short walk of open countryside, accessed at the top end of Wickham Way with footpaths leading to the Haywards Heath Golf Club and all the way through to the Ardingly Reservoir.

Distances in approximate miles:

Primary Schools : Harlands (0.7), Blackthorns (0.7), Lindfield (1.0), St Joseph's RC (0.9) **Secondary Schools:** Oathall Community College in Lindfield (0.5), Warden Park Secondary Academy in Cuckfield (1.9)

Mainline Railway Station: Haywards Heath (0.4)





Floor Plan

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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.