



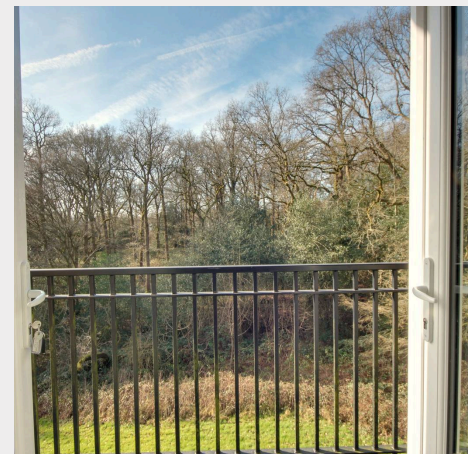
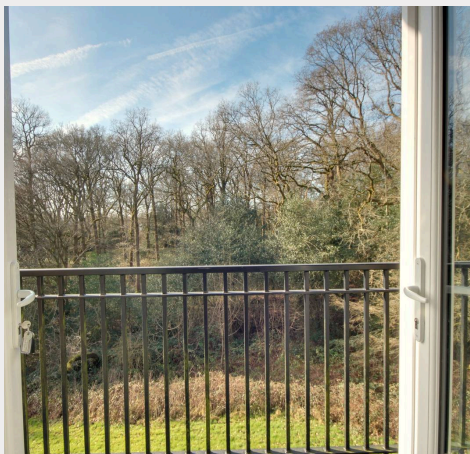
8 Henry House, 85 Renfields, Bolnore Village, Haywards Heath, RH16 4WL
£275,000 ... Leasehold

**MANSELL
McTAGGART**
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A bright and spacious south and west facing 1st floor 2 bedroom, 2 bathroom apartment enjoying a wonderful outlook from all principal rooms over protected ancient woodland and situated in the very top north eastern corner of Bolnore Village within an easy walk of the town centre and railway station.

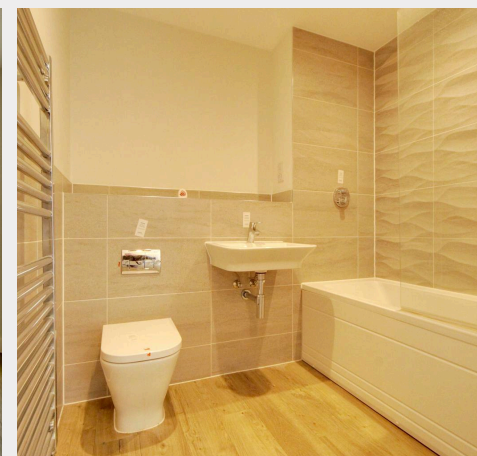
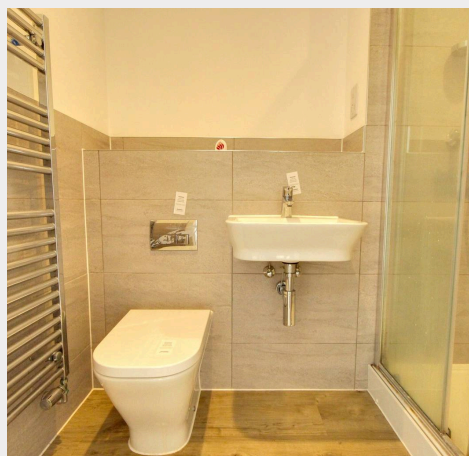
- South and west facing first floor apartment
 - Great position at rear of building
 - Views over ancient woodland
 - Open plan living area with balcony
 - Kitchen with range of integrated appliances
 - Master bedroom with en-suite shower room
 - Allocated parking space
 - 0.8 mile walk to railway station
 - 0.7 mile walk to fashionable Broadway
 - No onward chain
 - EPC rating: B - Council Tax Band: D
 - Tenure: leasehold 125 years from 01.01.2015
 - Ground rent: reviewed every 10 years and we believe has recently increased to £379.63 but under the new ground rent legislation should be reduced at some stage to £250 per year
 - Service charge: believed to be £850 every 6 months
 - Buildings insurance: for the current year £525.74
- The above information is believed to be correct however the agents are waiting on full confirmation so should not be relied upon as 100% correct
- Managing agent agents: Pembroke Property management



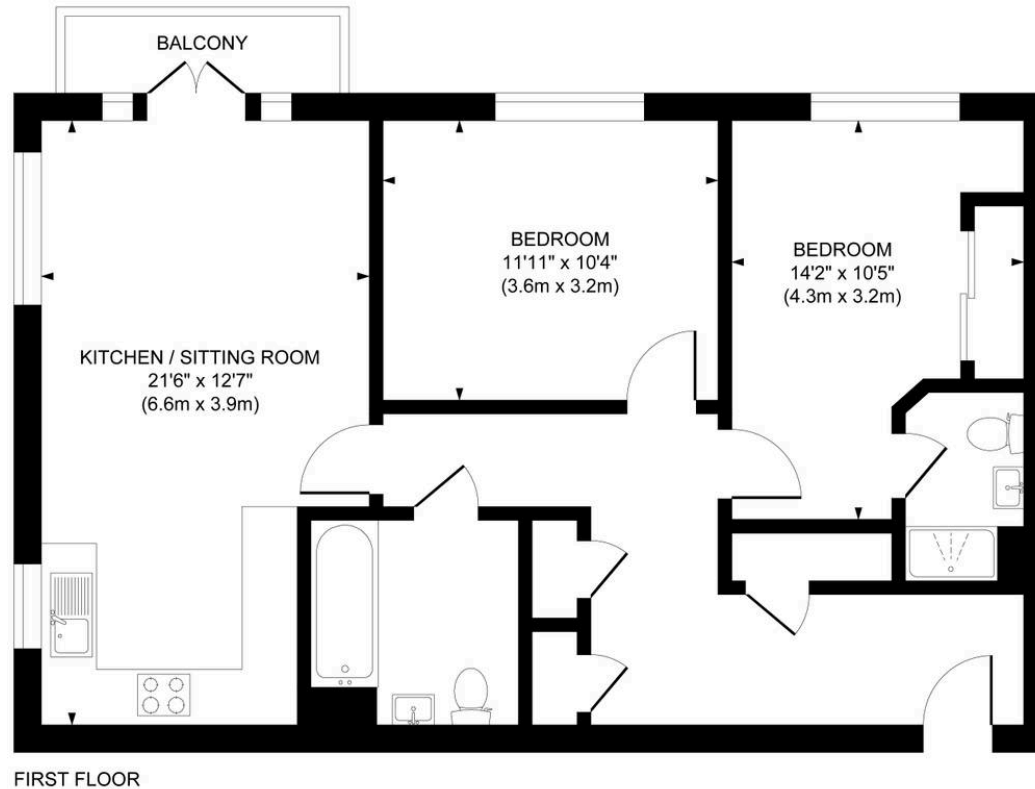
Henry House is located off Renfields, which is in the most recently built part of Bolnore Village on the town's south/western edge and can be swiftly accessed on foot from Bolnore Road. Open countryside and protected woodland interspersed with numerous pathways close by providing some wonderful walks with links to the Village Square with its Co-op store or through to Ashenground Road. The village has a highly regarded primary school and children go onto Warden Park Secondary Academy in neighbouring Cuckfield. The Woodside pavilion has numerous community facilities, sports pitches and a bar (Open limited hours).

A regular bus service runs through the village linking with the town centre, railway station and neighbouring districts. The town has an extensive range of shops, restaurants, cafes and bars, A 6th form college, sports clubs and a leisure centre. The main town centre, trendy Broadway and railway station can be reached on foot within 15 minutes.

Distances: (on foot/by car in miles approx) Bolnore Primary School 900 yards Warden Park Secondary Academy 1.6 Railway station 1.3 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins) A/M23 at Bolney 5.5 Gatwick Airport 14 Brighton seafront 15



Approximate Gross Internal Area
753 sq. ft / 69.99 sq. m



FIRST 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.

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