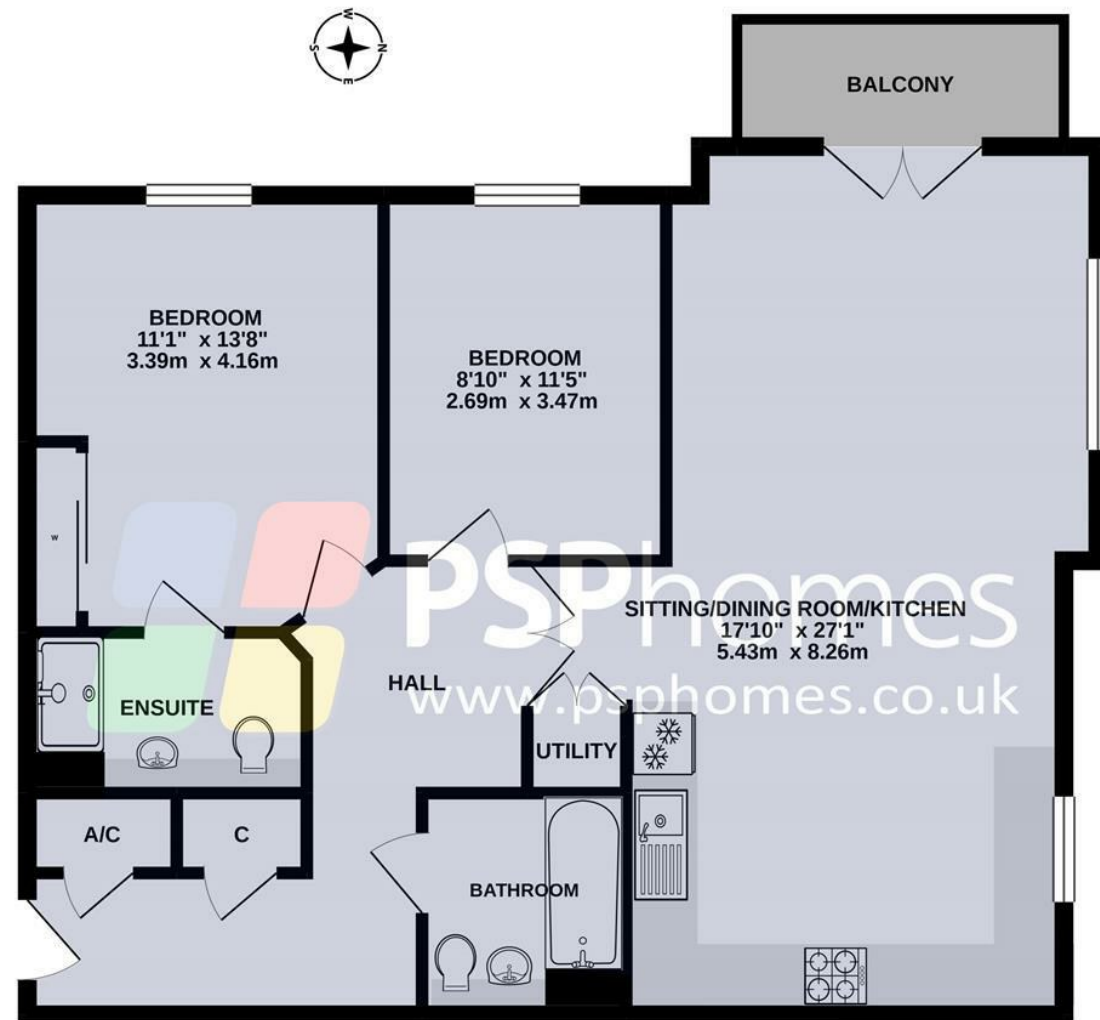


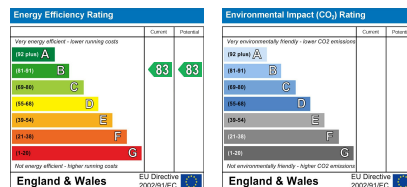
## SECOND FLOOR



TOTAL FLOOR AREA: 909sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**3 Langley House, Centenary Way, Bolnore Village, Haywards Heath, RH16 4WP**

**Guide Price £340,000 Leasehold**



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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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### 3 Langley House, Centenary Way, Bolnore Village, Haywards Heath, RH16 4WP

What we like...

- \* Exceptional open plan sitting/dining/kitchen with leafy outlook and lots of natural light.
- \* Larger design with larger living space and extra storage (909 sq ft)
- \* West facing balcony providing outside space.
- \* Lift service and underground parking.
- \* Peaceful spot within 15 min walk of Haywards Heath Station and town centre.

#### The Apartment...

This capacious upper ground floor apartment was built in 2016 by Crest Nicholson, is offered for sale in excellent condition and is one of the larger design (909 sq ft). Forming part of Langley House, in the sought-after 'Upper Bolnore Village', Haywards Heath Station is just a 20 minute walk (1 mile) for commuters.

Apartments of this calibre are seldom available and would suit a range of purchasers including first time buyers, investors, downsizers or those looking for a secure UK bolt hole. The apartment was created with spacious open plan living at the forefront of the design and this is underlined by the exceptional 27ft sitting/dining/kitchen space that is perfect for entertaining. This room is larger than other apartments in the block and is flooded with afternoon light due to its elevated position and the westerly aspects. The kitchen itself is sleek & stylish with a range of integrated appliances (fridge/freezer, oven, hob & dishwasher) and there is plenty of space for a dining table and sizeable sofa as well as a utility cupboard

The balcony provides that essential outside space, with space for a bistro table & chairs, and enjoy plenty of sunshine into the evening and enjoys leafy views.

Both bedrooms are sizable doubles. The master has fitted wardrobes and its own luxurious en-suite shower room while bedroom two is served by the contemporary bathroom.

There is no shortage of storage with a cupboard and the airing cupboard in the hallway.

Further attributes include tasteful décor, gas fired central heating, secure entry phone system, high degree of energy efficiency, double glazing, underground parking space, well-kept communal areas and a lift service.



#### The Location...

Langley House lies on Centenary Way, which forms part of the latest phase of the popular 'Bolnore Village', situated to the northern part of the development, within 15-20 mins walking distance of the town centre & station (Google Maps). One particular benefit of this location is the convenience to Haywards Heath's mainline station which lies just over a mile distant via Bolnore Road and provides frequent commuter links to London (47 minutes to Victoria/London Bridge), Gatwick International Airport (20 mins) and Brighton (20 mins).

Local amenities are provided by the Village Square including a convenience store. The recently opened 'Woodside' has given the village a social centre with an array of activities and clubs active throughout the week. There is a regular bus service providing links into Haywards Heath & surrounding areas. More extensive shopping facilities can be found in the nearby Haywards Heath town centre that lies roughly one mile distant. By road these surrounding areas can be accessed via both the A272 and A23(M) with the latter lying west at Warninglid/Bolney.

#### The Finer Details...

Title Number: WSX385647

Tenure: Leasehold

Lease: 125 years from 2015 (116 years remaining)

Service Charge for 2023: £1,809 p.a. (inclusive of Estate Charge for Bolnore)

Building Insurance Contribution: £829 p.a.

Ground Rent: £250 p.a.

Managing Agents: Pembroke Property Management, Tunbridge Wells

Local Authority: Mid Sussex District Council

Council Tax Band: D

We believe this information to be correct but cannot guarantee its accuracy so recommend checking personally during the conveyancing process, before exchange of contracts.

