



**13 Fenway House, Boston Road, Haywards Heath, West Sussex, RH16 3PX**

**Guide Price £200,000 Leasehold**



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13 Fenway House, Boston Road, Haywards Heath, West Sussex, RH16 3PX

Guide Price: £200,000 - £210,000

- \* Superb top floor apartment, bathed in natural light with south-westerly aspect.
- \* Chain free meaning a swift move is possible, perfect first time buy.
- \* Undercover parking space.
- \* Loads of storage with three large cupboards.
- \* Under 20 mins walk into the heart of gorgeous Lindfield village.

GUIDE: £200,000 - £210,000

The Apartment...

This excellent one bedroom top floor apartment enjoys what is, in our opinion, the best position in the block with a sunny south-westerly aspect that floods the flat with natural light giving a bright, airy feel.

The apartment has clearly been well-maintained and is offered to the market in excellent order, with a neutral blank canvas for the incoming buyer with no work required.

The living room extends to a spacious 17ft meaning there is plenty of room for sitting and dining zones. This room is dual aspect allowing the sunshine to pour in and flows through to the kitchen, which is modern with contemporary white gloss units, integrated oven & hob, freestanding washing machine and space for a fridge/freezer. The kitchen also has its own window, which is not always the case with one bedroom flats, giving ventilation and natural light.

The bedroom is a good size double room with plenty of space for all necessary furniture, whilst the bathroom has a white suite and overhead electric shower.

Unusually for a one bedroom apartment there are three large cupboards, giving some of the best storage we've seen for a home of this size.

Further attributes include electric heating and double glazing giving an EPC: C rating. There is also a secure entry phone system.

The block was built in 2011/12 by Taylor Wimpey and comprises of just 13 apartments over three floors. There is a large, secured bike store for residents and the apartment enjoys one of the undercover parking spaces.

As there is no onward chain, a swift move is possible making this the perfect first time purchase or secure 'lock up & leave'. For a rental investor, you can expect to achieve in the region of £900 - £925 PCM.



The Location...

Fenway House lies off Boston Road, which in turn lies off America Lane. There is a useful parade of shops within walking distance which offers a Morrisons convenience store, fish & chip shop and hairdresser. On foot, you can walk through the beautiful Scrase Valley Nature reserve and into the heart of gorgeous Lindfield in under 20 minutes. Lindfield High Street is picture-postcard with an array of boutiques, pubs, stores & restaurants. For rail links, Haywards Heath mainline station is 22 mins distant on foot (Google Maps) and provides fast, regular services to London, Brighton and Gatwick International Airport.

The town's social centre is The Broadway and boasts an array of restaurants, bars and coffee shops including Cote Brasserie, Pascals Brasserie, WOLFOX Coffee Roasters, Rouge, Pizza Express, Lockhart Tavern and Orange Square.

The surrounding areas can be accessed via the A272 and/or the A23(M), which feeds onto the M23/M25 motorway network and lies 5 miles west at Bolney/Warninglid.

The Finer Details...

Tenure: Leasehold

Lease: 125 years from 2011 - 113 years remaining

Service Charge: £118 PCM

Ground Rent: £330 PA

Local Authority: Mid Sussex District Council

Council Tax Band: B

Available Broadband Speed: Superfast (up to 80mbps)

We have been provided with the above information in good faith but cannot guarantee its accuracy. We recommend checking personally before exchange of contracts.

