



**Kendall Court  
Haywards Heath, RH16 4SX**

**Guide Price  
£200,000 to £210,000**

**01444 474447  
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**Residential sales, lettings,  
land and new homes.**

## Kendall Court, Haywards Heath, RH16 4SX



### LOCATION

Southdowns Park is located on the southern edge of Haywards Heath close to the Princess Royal Hospital. The town offers a wide range of shopping facilities, an array of restaurants, a modern leisure complex, several parks and a mainline station offering a fast and frequent commuter service to London (Victoria/London Bridge 45 minutes). The A23 lies about 5 miles to the west of the town providing a direct route to the motorway network, Gatwick International Airport (14 miles), Brighton and the South coast.

### ACCOMODATION

A grade II listed building with vast communal grounds and on-site gymnasium. This ground floor flat offers an entrance hallway with storage cupboard, a modern bathroom with walk in shower, a double bedroom and an open plan kitchen/diner/lounge area. The current vendors have modernised the kitchen, flooring and updated the boiler. Service Charges includes household refuse collection, water rates, buildings insurance, Concierge, use of Gymnasium, and the upkeep of the gardens and grounds.

### OUTSIDE

A private tiered communal garden area, allocated parking and access to vast communal grounds to include a BBQ area, tennis courts, swimming pool and on-site gymnasium. The Princess Royal Hospital is within a 2 minute walk and town centre around 10 minutes.

### ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 years from March 1997

Annual Service Charge: £1,500

Annual Ground Rent: £150

### AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





**Buses**

3 minute walk



**Shops**

Sainsbury's Local  
0.9 miles



**Trains**

Haywards Heath  
1.8 miles



**Airport**

Gatwick  
14.3 miles



**Roads**

M23  
9.9 miles



**Sport & Leisure**

On-Site Gym  
St Francis Sports & Social Club  
1 minute walk



**Rental Income**

£1,100 pcm  
Rental Yield  
6.6%



**Schools**

St Wilfrid's Primary  
Oathall Community College



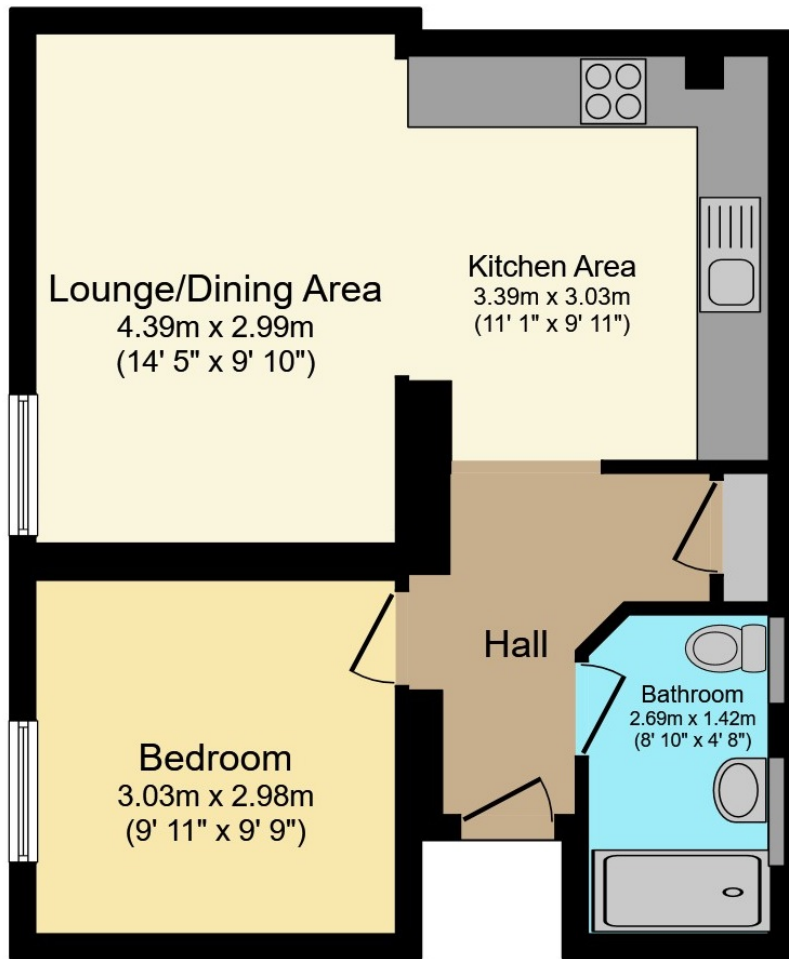
**Broadband**

Up to 67 Mbps

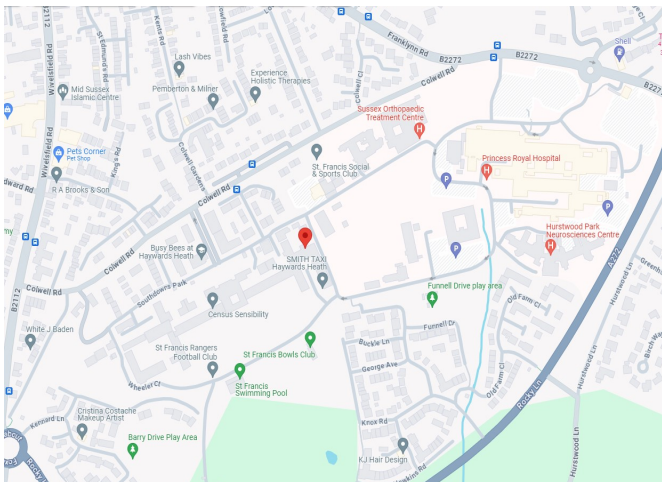


**Council Tax**

Band C



### Map Location



Total Approximate Floor Area  
**479 sq ft / 44.5 sq m**

### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	<b>78</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01444 474447  
[hhsales@brocktaylor.co.uk](mailto:hhsales@brocktaylor.co.uk)



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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