



**Updown Hill
Haywards Heath, RH16 4GQ**

**Asking Price Of
£270,000**

**01444 474447
brocktaylor.co.uk**

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

Updown Hill, Haywards Heath, RH16 4GQ



1



2



2

LOCATION

Occupying a much favoured location near the centre of Bolnore Village, the property is within a short walk to several local shops and the highly regarded primary school. Bolnore Village lies approximately 1.5 miles from Haywards Heath with its wide range of shops and restaurants, modern leisure centre and a mainline railway station offering excellent services to London (Victoria and Thameslink to London Bridge). There is also a regular bus service into Haywards Heath. The main A23 is approximately 5 miles distant offering a direct route to the motorway network, the airports at Gatwick and Heathrow and the coast.

PROPERTY

A delightful two bedroom first floor apartment, forming part of the exclusive Woodcote House, a gated block of apartments built in 2005 in the heart of the popular Bolnore Village. With no onward chain this apartment is offered for sale in good order and would suit a range or prospective purchasers including first time buyers, rental investors or someone looking for a secure UK bolt hole.

The accommodation is light & airy all accessed off of the spacious entrance hall, including a bright dual aspect open plan sitting/dining /kitchen room with a Juliette balcony, which provides distant views to the South Downs. The kitchen offers a range of integrated appliances and ample storage. The primary bedroom boasts built in wardrobes and its own ensuite with a walk in double shower. There is a second double bedroom and a modern family bathroom. Further benefits include two storage cupboards in the hallway, double glazing, electric heating, lift access and a newly updated secure telephone entry system.

OUTSIDE

Woodcote House is a sought after gated block of apartments. Electronic gates access the secure parking area and the block also boasts a bike store.

Bolnore Village School, built in 2009, is within walking distance, as is The Woodside Community Centre, a great place to hire or take advantage of the daily events which include everything from Sing and Sign, Pilates and Salsa to Beavers and Scout groups. There is also a nursery which is rated as outstanding.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from 1 May 2005

Service Charge: £1,092.80 per annum

Service Charge Review Period: tbc

Ground Rent: £250 per annum

Ground Rent Review Period: tbc

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

2 minute walk



Shops

Co-op Food
3 minute walk



Trains

Haywards Heath
2.1 miles



Airport

Gatwick
14.1 miles



Roads

M23
9 miles



Sport & Leisure

Woodside
4 minute walk



Rental Income

£1,350 pcm
Rental Yield – 6%



Schools

Bolnore Village Primary
Warden Park
Oathall Community College



Broadband

Up to 1800 Mbps

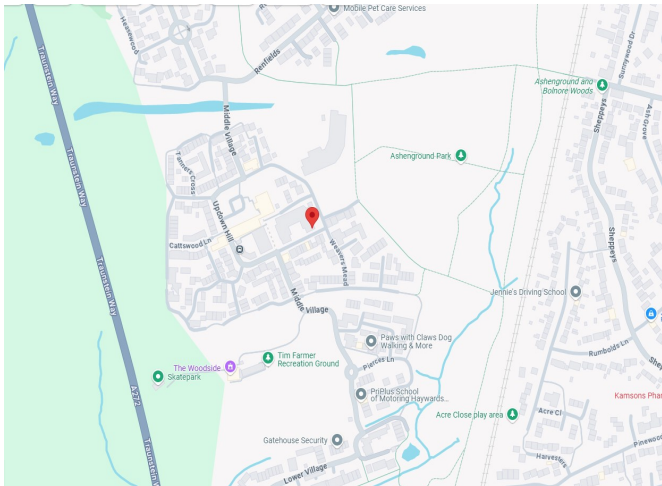


Council Tax

Band D



Map Location



Total Approximate Floor Area
703 sq ft / 65 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	80	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01444 474447
hhsales@brocktaylor.co.uk



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.

01444 474447

brocktaylor.co.uk

26 The Broadway, Haywards Heath, West Sussex, RH16 3AL

