



**16 Heath Court**  
Heath Road, Haywards Heath, RH16 3AF

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£115,000 Leasehold

The delightful ground floor retirement flat forms part of a popular development designed for the active over 60s. The accommodation comprises a large west facing sitting room with an opening to the kitchen which is complete with appliances, a double bedroom with built-in wardrobe and a shower room with large walk in shower, there is also a useful storage cupboard from the hallway. The property has the benefit of double glazed windows, storage heaters and a security entry phone system, an emergency Appello call system, an automatic passenger lift and there is a part time house manager (who can be contacted from each room). The residents have the use of a communal lounge with kitchen, laundry on the lower ground floor, there are communal gardens with a sun terrace to the front, residents and visitors parking and a guest suite is available at a nominal charge.

Heath Court is located in a central position opposite a modern health centre and just a short walk to The Broadway with its shops, restaurants and amenities. The town centre is close at hand offering a wide range of shops, several coffee shops, banks, post office and Marks and Spencer, whilst the mainline railway station is within easy reach as is Waitrose and Sainsbury's superstores.

**Ground Rent:** Approximately £500 per annum.

**Maintenance:** Approximately £2,600 per annum.

**Lease:** 90 years



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100	A	
81-91	B	84
69-80	C	85
55-68	D	
39-54	E	
21-38	F	
1-20	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714  
Haywardsheath@markrevill.com

