



**106 Middle Village**  
Bolnore Village, Haywards Heath, RH16 4GJ



**Mark Revill & Co**



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£240,000

This excellent ground floor apartment forms part of an attractive purpose built development conveniently placed for local amenities. The apartment offers spacious and well planned accommodation having the benefit of gas central heating, double glazing, a good range of wardrobe/storage cupboards and incorporates a splendid living room with wide opening to a well fitted kitchen complete with oven and hob, there are 2 good size bedrooms, a spacious bath/shower room. There is an allocated car parking space at the rear, a small communal lawn and the block has a door entry phone system. The flat is ideal for a first time buyer, those wishing to downsize or as a buy to let investment with the potential rental income of approximately £1,100 per calendar month (providing a gross yield of about 4.75%).

Situated in the much favoured Bolnore Village just a short walk to several local shops in the square, the well regarded primary school and a recreation ground. Haywards Heath town centre is within easy reach offering a wide range of shops, an array of restaurants in The Broadway, a modern leisure complex, a Waitrose and Sainsbury's superstore and a mainline station providing a fast and frequent service to central London





(Victoria/London Bridge 42-45 minutes). The A23 lies just under 5 miles to the west via the bypass providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is just over 15 miles distant whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR APARTMENT

**Entrance Hall** Good size built-in coats/storage cupboard. Built-in airing/storage cupboard. Further built-in tall corner cupboard. Door entry phone. Radiator. Wood effect laminate flooring.

**Living Room** 16'3" x 12'9" (4.98m x 3.89m) TV aerial point. 2 radiators. Wood effect laminate flooring. Wide opening to:

**Kitchen** 12'8" x 6'2" (3.87m x 1.88m) Well fitted with an attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent laminate work surfaces, cupboards, drawers and appliance space with plumbing for washing machine beneath. Kick convector heater. Built-in De Dietrich **electric oven**, brushed steel **4 ring gas hob** and extractor hood over. Range of wall cupboards and glazed cabinet. Space for upright fridge/freezer. Double glazed window. Ceiling downlighters. Part tiled walls. Vinyl flooring.

**Bedroom 1** 13' x 10'4" (3.96m x 3.15m) Double aspect. 2 built-in double wardrobes. 2 double glazed windows. Radiator. Wood effect laminate flooring.

**Bedroom 2** 9' x 8'9" (2.574m x 2.97m) Double glazed window. Radiator. Wood effect laminate flooring.

**Spacious Bath/Shower** White suite comprising bath with mixer tap and shower attachment, fully tiled glazed shower, pedestal basin with single lever mixer tap, mirror and strip light over, close coupled wc. Extractor fan. Radiator. Ceiling downlighters. Part tiled walls. Wood effect laminate flooring.

## OUTSIDE

**Allocated Car Parking Space at Rear**

**Small Communal Lawn at Rear**

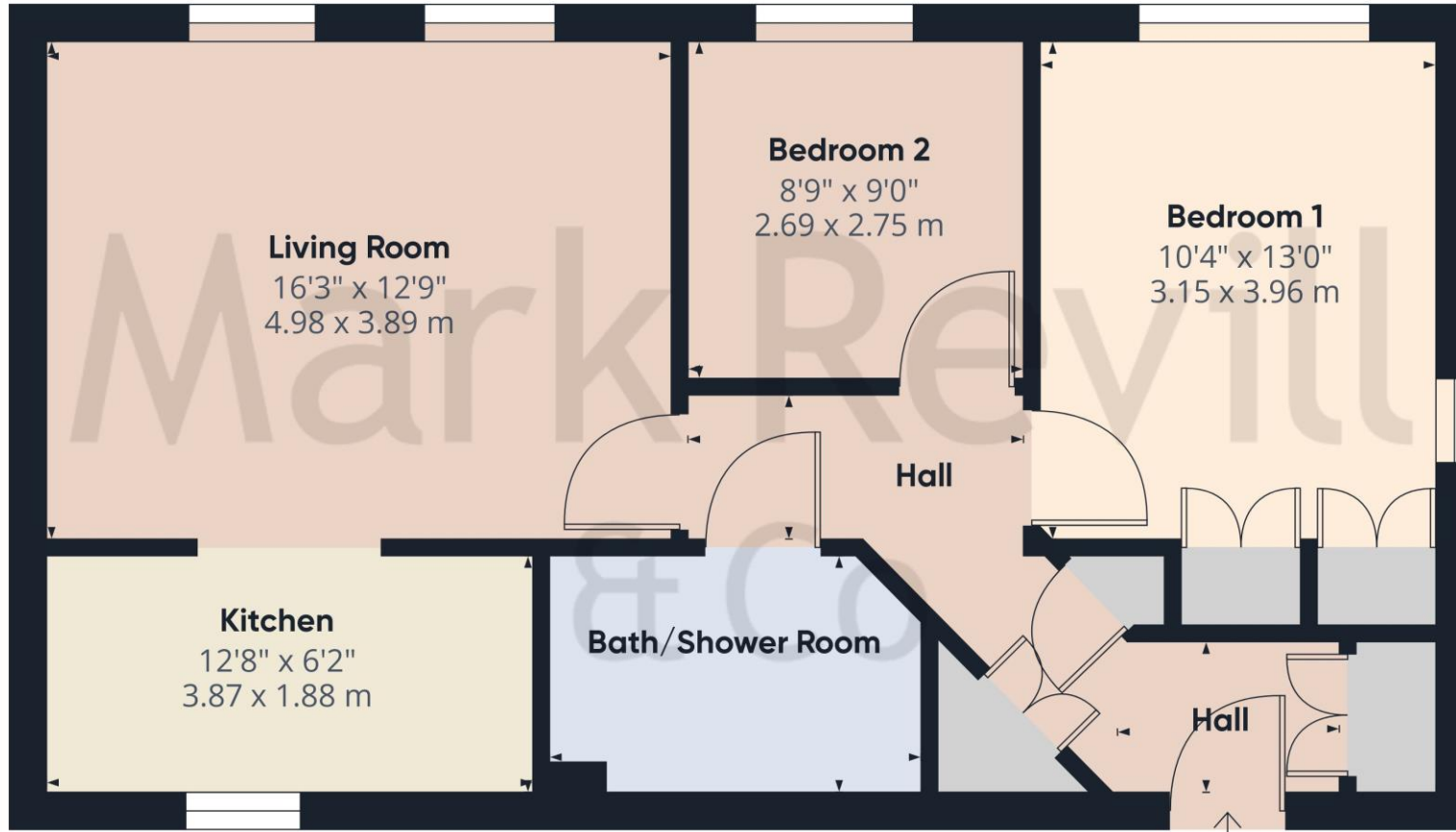
## OUTGOINGS

**Service Charge** £939.32 per half year (including ground rent).

**Lease** 105 years unexpired (to be verified).

**Managing Agents** Pembroke Property Management. Foundation House, Coach & Horses Passage, Tunbridge Wells, TN2 5NP. Telephone 0333 3442 100





Approximate total area<sup>(1)</sup>  
694.22 ft<sup>2</sup>  
64.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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