

FOR SALE



Farriers Lea, Bolnore Village

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £285,000



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- Virtual Tour
- Two Double Bedrooms
- En-Suite Shower Room
- EPC 'C'
- Fitted Kitchen



A beautifully presented two bedroom 2nd floor apartment situated in Farriers Lea Bolnore Village

The accommodation comprises: Hall, modern fitted kitchen, dual aspect lounge/diner with Juliette balcony, master bedroom with en-suite shower, second bedroom and bathroom. Neutral decorations throughout, The apartment also benefits from entry phone system gas fired central heating and double glazed windows throughout.

TENURE

Lease 999 Yrs From 2003
With 980yrs Remaining (at 2022)

Service Charge: £1600 per annum (Paid 1/2 yearly)
Ground Rent: £ 75.00 per annum (Paid 1/2 yearly)

Managing Agents : Pembroke Property Management Ltd.
info@pembrokepm.co.uk

NB. This information is believed to be correct however intending purchasers should check with the managing agents before proceeding.

Council Tax Band 'D' £2,019.10 (2022/23)

EPC 'C'

LOCATION

Farriers Lea is located off Middle Village and being close to the recreation ground and Woodside Pavilion and just South of the Village Square where there are shops and the highly regarded primary school. There is also a nursery school in the barn at the top of the village.



The Village is surrounded by woodland and pathways providing wonderful walks and a short cut on foot to Haywards Heath town centre can be accessed via Bolnore Road or Ashenground Road where there is an extensive range of shops, stores, restaurants, cafes and bars Haywards Heath town also has a state of art leisure centre.

A bus service runs through the village linking with the town centre, railway station and neighbouring districts.

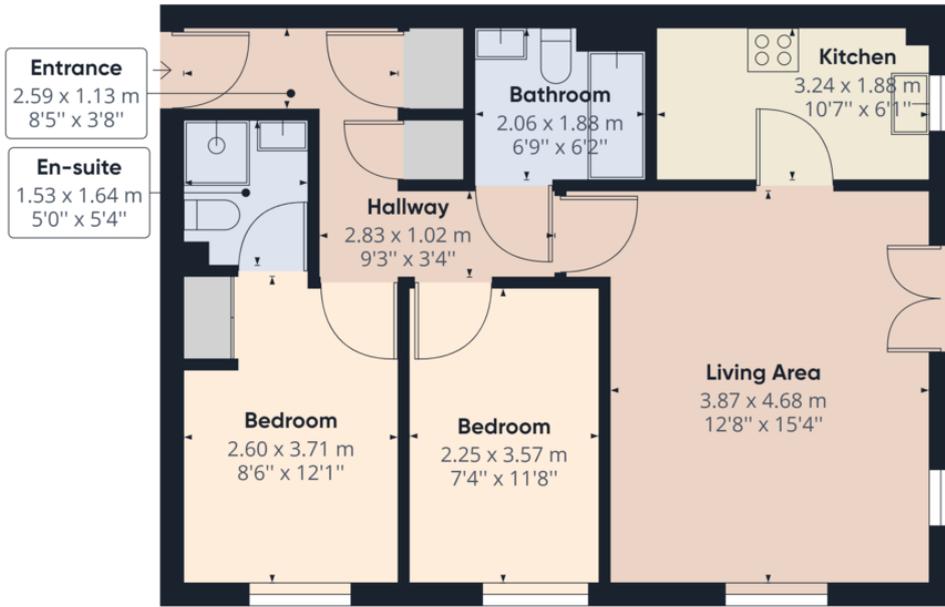
Haywards Heath Railway Station is approximately 1.6 miles from Bolnore Village providing fast commuter services (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins).

By road, access to the major surrounding areas can be easily gained via the A272, B2112 and the A/M23.





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Approximate total area⁽¹⁾
625.24 ft²
58.09 m²

(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.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.