

**FOR SALE**



## **8 Ashmead Heights**

**2 Bedrooms, 1 Bathroom, Flat**

**Offers Invited £240,000**



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2 Bedrooms, 1 Bathroom

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- First Floor
- Two Bedrooms
- Open Plan Living / Kitchen
- Bright & Contemporary Interior
- Electric Heating

### OVERVIEW

This stylish first floor apartment forms part of a most attractive double fronted detached building constructed in 2007. The bright and contemporary interior incorporates a superb open plan living room with stylish fitted kitchen complete with appliances, 2 bedrooms both with built-in wardrobes and a luxury fully tiled bathroom. The apartment has the benefit of electric heating and double glazing, wood veneer panelled doors and there is wood flooring to part. Entrance to the development is protected by security video entry phone system and there is an allocated car parking space .The flat is ideal for a first time buyer, those wishing to downsize or to a buy to let investor with a potential rental income of £1,200 per calendar month (providing a gross yield of 6% )

### LOCATION

Situated in this popular established road just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline station is approximately over 1 mile distant offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure Complex, Sainsbury's and Waitrose superstores are within easy reach, there are several parks in the vicinity and the A23 is approximately 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is approximately 14 miles to the north, and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

### FIRST FLOOR FLAT

Entrance Hall: Cupboard housing pre-insulated hot water tank with time control. Video entry phone. Telephone point. Wood flooring. Ceiling down-lighters.

Open Plan Living Room with Kitchen TV/FM aerial points. 2 slimline panel heaters. Large double glazed





bay window to front. Further double glazed window. Ceiling down-lighters.

heated tiled floor.

#### OUTSIDE

Kitchen: with excellent range of units with granite work surfaces, cupboard, drawers, integrated dishwasher and washing machine. Built-in electric oven, 4 ring ceramic hob and extractor hood over. Range of wall cupboards. Integrated tall fridge/freezer. Ceiling down-lighters. Wood flooring.

Allocated Car Parking Space

#### OUTGOINGS

Ground Rent: £100 per annum. Paid 1/2 yearly .

Service Charge: £1,417 per annum. Paid 1/2 yearly

Bedroom 1: Built-in double wardrobe. TV aerial point. Slimline panel heater. Double glazed window.

#### TENURE

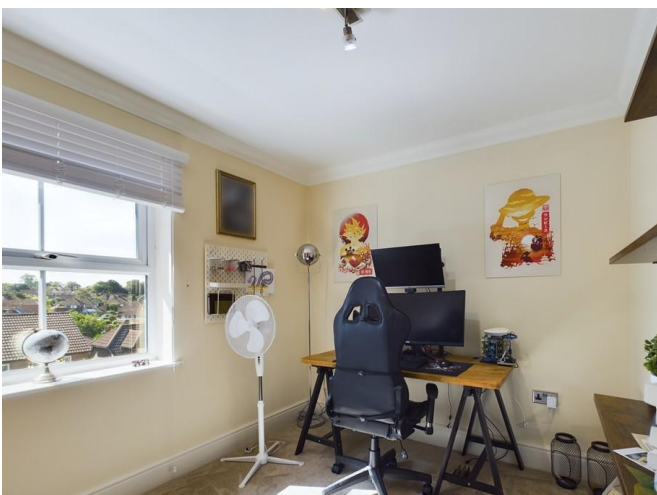
Leasehold: 125 years from 1st October 2007.= 106 years remaining

Bedroom 2: Built-in double wardrobe. TV aerial point. Slimline panel heater. Double glazed window.

Bathroom: White suite comprising shaped bath with mixer tap, independent shower over with curved glazed screen, pedestal basin with mixer tap, mirror , close coupled WC. Heated chrome towel warmer/radiator. Ceiling down-lighters. Fully tiled walls. Electrically

Council Tax Band 'C' - Local Authority Mid-Sussex District Council -2026/2027 £2,180.99

#### IDENTITY CHECKS



Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use an online service to verify your identity provided by HIPLA. The cost of these checks is £50 inc. VAT per purchase which is paid in advance, directly to HIPLA. This charge is non-refundable under any circumstances.

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Approximate total area<sup>(1)</sup>  
531.93 ft<sup>2</sup>  
49.42 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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