



**21 Stamford House Great Heathmead, Milton Road, Haywards
Heath. RH16 1FH**

£1,095 Per Calendar Month

PSPhomes

www.psphomes.co.uk

***** VIEWINGS ONLY ON Saturday 16th July 2022 *****

A two bedroom second floor unfurnished apartment located in Great Heathmead. The accommodation is light, spacious and well presented throughout comprising, entrance hall, dual aspect living room with a balcony having distant views through the development and beyond, a well fitted kitchen, two bedrooms and a modern bathroom. Further attributes include, gas central heating and double glazing. Outside are attractive grounds and allocated parking. EPC rating C. AVAILABLE UNFURNISHED MID JULY. STRICTLY NO PETS OR CHILDREN.

Great Heathmead was built in 1987 and is widely regarded as one of the most desirable developments in Haywards Heath due to its high degree of security, well kept communal areas and its close proximity to the mainline station. Haywards Heath station provides fast & frequent commuter services to London (47 mins to Victoria/London Bridge), Gatwick International Airport (20 mins) and Brighton (20 mins). Waitrose and Sainsburys Superstores, The Dolphin Leisure centre, town centre and The Broadway (with an array of bars & restaurants) are also within walking distance, making this a most convenient location. By car, surrounding areas can be accessed via the A23/M23 five miles west at Bolney/Warlingham and the A272 to the east.

Secure entrance system. Staircase to Second Floor. Front door to Entrance Hall.

ENTRANCE HALL

Video entrance screen. Built in airing cupboard. Radiator. Loft hatch.

LIVING ROOM 16'6 x 15'6

Dual aspect room with pleasant distant views. Double glazed patio doors onto the Balcony. Two radiators.

KITCHEN 12'10 x 6'10

Fitted with a comprehensive range of wall and floor units. Fitted double oven, four ring hob and cooker hood. Integrated fridge and freezer. Integrated dishwasher. Concealed washing machine. Double glazed window to the side.

BEDROOM 1 12'8 x 8'10

Double glazed window to the rear. Radiator. Two sets of fitted wardrobes. Radiator.

BEDROOM 2 11'8 x 7'6

Double glazed window to the rear. Radiator.

BATHROOM

Suite comprising panel bath with fitted shower, low level WC and wash hand basin. Heated towel rail. Double built in airing cupboard.

PARKING

One allocated parking space numbered (21).

(Please note that the underground parking space numbered 21 is not included in the let)

PLEASE NOTE - parking of any commercial vehicle, boat, caravanette, caravan or trailer is NOT PERMITTED on the development.

COMMUNAL AREAS AND GROUNDS

We are advised that there is a:-

FITNESS ROOM - There is a small annual fee to use the room, which is situated on the first floor of the building between Canton House and Laurel House. Stamford House also has a mini gym and sauna on the lowest floor which is free to use by residents.

LARGE PATIO AND BARBEQUE AREA - located to the rear of Wilton House and any resident can use.

GREAT HEATHMEAD RESIDENTS INFORMATION - www.greatheathmead.co.uk

COUNCIL TAX BAND

Council Tax Band D: £2,019.10 2022/23 (for a guide only, please contact Mid Sussex District Council to confirm exact figures)

PERMITTED TENANTS PAYMENTS

Before the tenancy starts (Payable to PSPhomes Burgess Hill 'the agent')
PERMITTED TENANTS PAYMENTS:- Holding deposit of £252.00 (equal to one weeks rent). Deposit of £1263.00 (equal to 5 weeks rent).

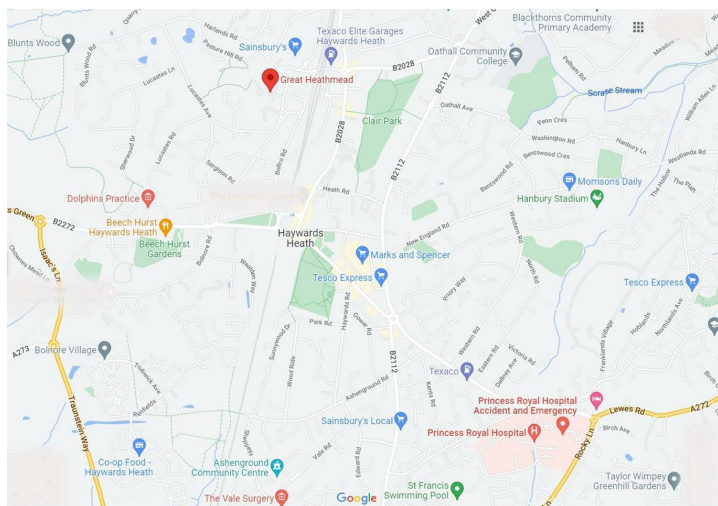
DURING THE TENANCY (Payable to PSPhomes Burgess Hill 'the agent')
Payment of £50.00 if you want to change the tenancy agreement.
PAYMENT OF INTEREST FOR THE LATE PAYMENT OF RENT capped at a daily rate of 3% above Bank of England Base Rate.
LOSS OF KEYS/SECURITY DEVICE:- Minimum payment of £3.50 capped at the cost which is reasonably incurred by the Landlord or Agent.
PAYMENT OF UNPAID RENT or other reasonable costs associated with your early termination of the tenancy.

PSPhomes Burgess Hill is a member of Propertymark which is a Client Money Protection Scheme, and also a member of The Property Ombudsman, which is a Redress Scheme. You can find out more details on the agents website or by contacting the agent directly.

INFORMATION

The tenancy will start with a 12 month term.

Use of the loft space is not permitted.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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VIEWING BY APPOINTMENT WITH PSP HOMES

54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
www.psphomes.co.uk

Much care is taken in the preparation of our particulars, but we cannot guarantee that the information given is accurate. Property details are issued as a general guide only and may not form any part of an offer or contract. We recommend that intending purchasers check details personally.