



## 16 Muster Court, Haywards Heath, RH16 4AW

What we like...

- \* First floor flat bathed in natural light due to southerly aspect.
- \* Beautiful outlook over communal gardens and a balcony.
- \* Spacious sitting/dining room and two great bedrooms.
- \* Fantastic location within easy walk of town centre, The Broadway and mainline station.
- \* No chain means swift move is possible

**Guide Price £250,000 - £265,000**

### The Flat

If you're looking for an immaculately presented and centrally located flat then this fabulous two bedroom first floor apartment in the ever popular Muster Court has to be on your shortlist. Location wise, it really doesn't get any more convenient than this. You are just a few hundred yards from the bustling town centre and The Broadway with its eclectic range of bars, pubs and restaurants, whilst Haywards Heath's mainline station is less than a half-mile distant. The flat itself enjoys a first floor position and every room is bathed in natural light throughout the day creating a fresh, airy feel. Internally, the flat is presented in immaculate condition meaning there is no work required at all – you really can move straight in and turn on the TV!

The hallway is generously sized with three separate storage cupboards and tasteful decorative panelling. Both bedrooms are doubles, but the main bedroom is particularly generous extending to over 15ft. The flat is fully double glazed and has gas fired central heating (boiler in the kitchen). There is also a secure telephone entry system. The flat is offered for sale with no onward chain meaning a swift move is possible. In our opinion, this is the perfect first time purchase, UK base or buy-to-let investment (monthly rental value of approx £1,350 PCM).

### Step Outside

Outside, Muster Court boasts beautifully kept communal gardens with manicured lawns and pretty planting with benches to sit and enjoy. There is ample residents parking (permit system in place) and garages are regularly available to rent via the managing agents for a modest sum.

### Out and About



Muster Court is a most popular, purpose-built block of flats located on Muster Green, within easy walking distance of the station and the town centre. Haywards Heath's mainline station is just half a mile distant and provides fast & regular services to London (Victoria/London Bridge in approx. 47 mins), Gatwick International Airport (15 mins) and Brighton (20 mins).

The town centre provides extensive shopping facilities including 'The Orchards' Shopping Centre with Marks & Spencer's. 'The Broadway' is the social hub of the town, with a wide range of bars, restaurants and cafés including Cote Brasserie, Cafe Rouge, Orange Square, WOLFOX Coffee Roasters (great for a brunch), Roccas Italian and La Campana Tapas. Additionally, Haywards Heath boasts Waitrose and Sainsbury's Superstores and Dolphin Leisure Centre.

There is a regular bus service providing links in Haywards Heath & surrounding areas. More extensive shopping facilities can be found in Haywards Heath town centre that lies roughly one mile distant including Waitrose and Sainsbury's Superstores and The Orchards Shopping Centre.

### The Finer Details...

Title Number:

Tenure: Leasehold

Lease: 150 Years from 01.01.2001 (125 years unexpired)

Service Charge: CIRCA £1,200

Ground Rent; £50 p.a. (tbc)

Managing Agents: Hunters, Burgess Hill T: 01444 254400

Council Tax Band: B

We believe the above information to be accurate but recommend checking personally prior to exchange of contracts.

