

01444 455221



**Perrymount Road, Haywards Heath**

**O.I.R.O £159,950 Leasehold - Share of Freehold**



**9 Cleveland's, Perrymount Road, Haywards Heath, West Sussex, RH16 3BA**

**O.I.R.O £159,950 Leasehold - Share of Freehold**

- *No Forward chain*
- *Great for main line station*
- *Allocated private parking*
- *Double glazed windows*
- *EPC 'C'*
- *Well presented studio*
- *Next door to Waitrose*
- *Separate kitchen*
- *Ideal by to let*

This well-maintained 2nd floor property offers excellent access to Haywards Heath mainline station and is just steps away from Waitrose supermarket, making it an ideal choice for both owner-occupiers and investors. The property benefits from an allocated off-road parking space and visitor parking for added convenience.

The interior is neutrally decorated with modern grey carpets and light grey walls, creating a contemporary feel. The separate fitted kitchen includes plumbing and space for a washing machine and a freestanding fridge freezer. The part-tiled bathroom features a low-level WC, hand basin, and a bath with a shower above. Additional storage is provided by a handy cupboard in the entrance hall.

Currently rented for £800 PCM, the property achieves an approximate gross yield of 6%. With similar properties now renting for around £900 PCM, the potential gross yield could increase to approximately 6.75%.

#### Key Details:

- Current Rent: £800 PCM (potential £900 - 950 PCM)
- Tenure: Leasehold with share of freehold

Lease Length: 125 years from 25 December 1988 (90 years remaining)

Managing Agents: Hunters Estate and Property Management Limited

Service Charge: £1,418.00 per annum (includes reserve fund)

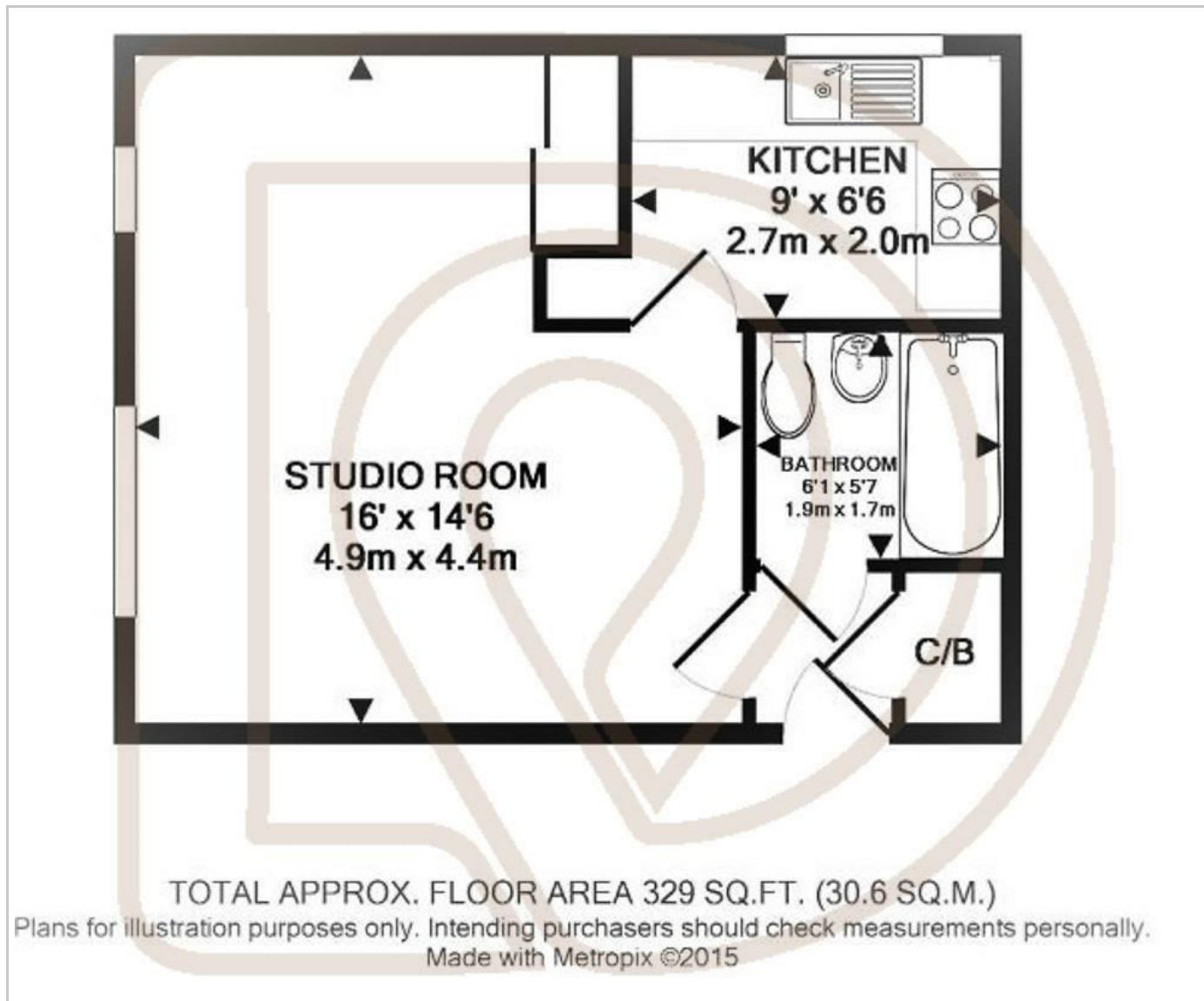
NO Ground Rent Charge

- Parking: One allocated space + Visitor parking
- Windows: Double glazed
- Heating: Electric wall heaters.
- Flood Risk: Low, with no reported issues

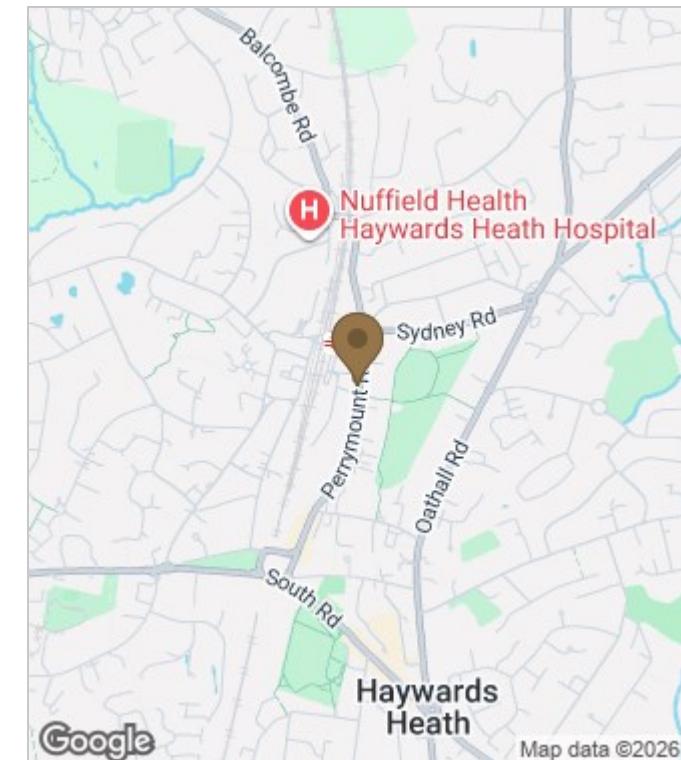
EPC: 'C'



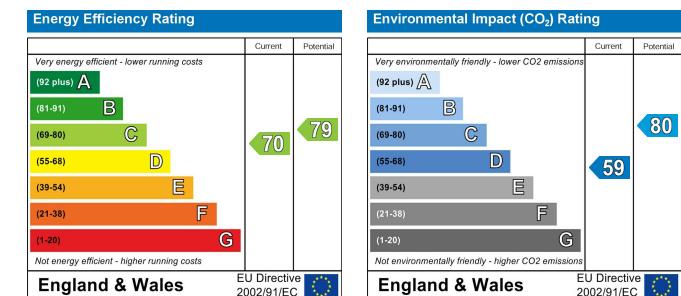
## Floor Plans



## Area Map



## Energy Performance Graph



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