



**Connells**

Lexington Drive  
Haywards Heath



### Property Description

Connells are delighted to offer for sale this well-presented top floor purpose-built apartment.

Constructed in 2013, it is perfectly positioned within easy access and in walking distance of the train station and shopping facilities of the town.

The apartment has recently been redecorated throughout with new flooring. We also love the fact that by being top floor, you only have the neighbour below you.

The open plan layout works really well in conjunction with the kitchen; with ample work surface prep space and integrated appliances the living area has a large balcony. The double bedroom has built in storage space whilst the bathroom is modern, in keeping with the rest of the accommodation. Being top floor, you also have a large loft space to make the most of.

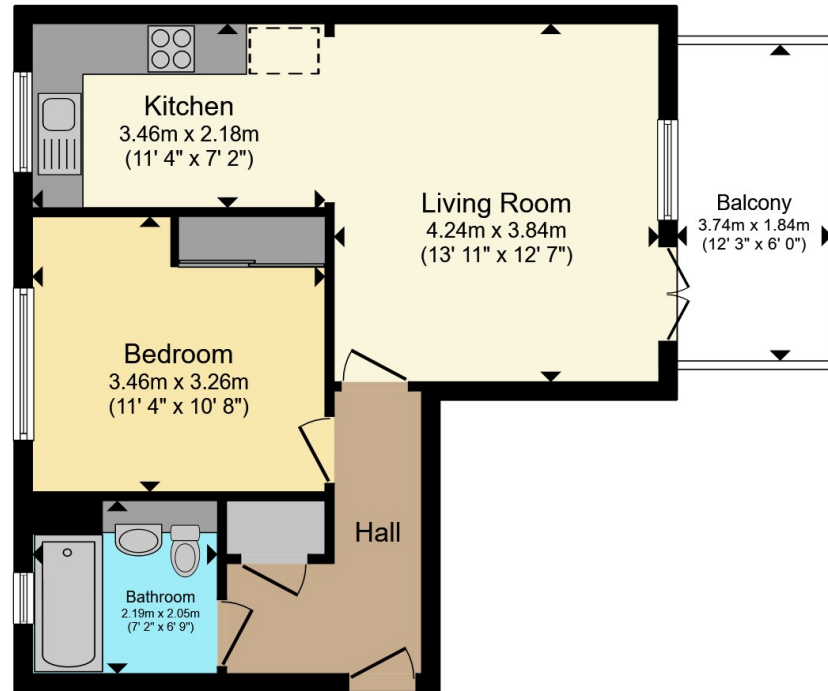
There is the added benefit of a lockable bike shed and allocated parking.











### Ground Floor

Total floor area 47.2 m<sup>2</sup> (508 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01444 441 441**  
**E [haywardsheath@connells.co.uk](mailto:haywardsheath@connells.co.uk)**

135 South Road  
 HAYWARDS HEATH RH16 4LY

EPC Rating: C Council Tax Band: B

Service Charge: 1504.50

Ground Rent: 329.45

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HAY405725](http://connells.co.uk/Property/HAY405725)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HAY405725 - 0003