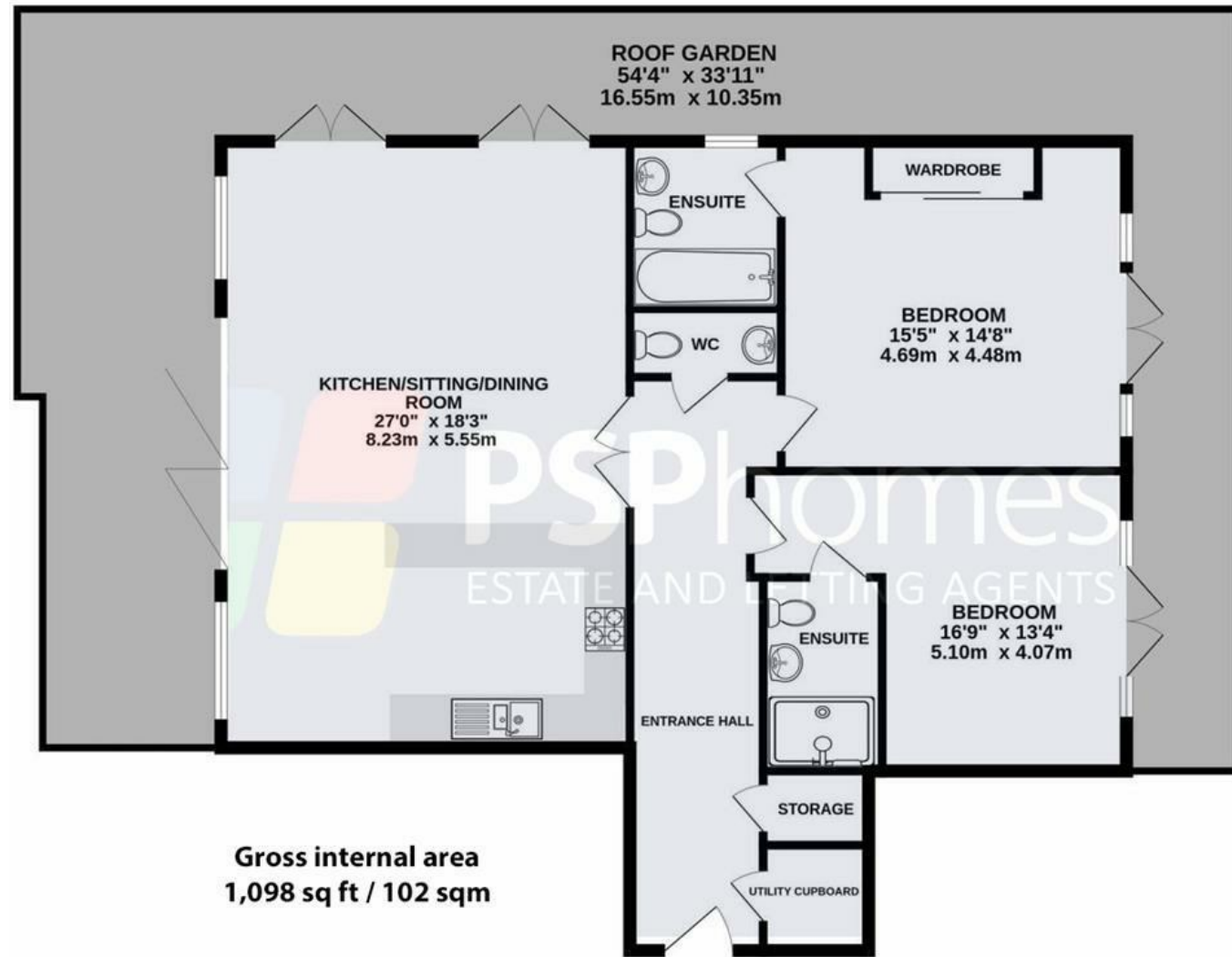


TOP FLOOR



Gross internal area  
1,098 sq ft / 102 sqm

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A	83	A	83
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	



13 Henmead House, Renfields, Bolnore Village, Haywards Heath, RH16 4WJ

Guide Price £425,000 Leasehold

## 13 Henmead House, Renfields, Bolnore Village, Haywards Heath, RH16 4WJ

Guide Price £425,000 - £450,000

What we like...

- \* Exceptional penthouse apartment with 1,100 sq ft of accommodation - perfect for entertaining!
- \* 55ft x 33ft (max) wrap around terrace providing excellent private outside space & great views.
- \* Wow-factor 27ft open plan living space.
- \* Both bedrooms have en-suites and there is a separate WC for guests.
- \* Lift service, undercover parking and just a mile to Haywards Heath Station (15 mins on foot).

**Guide Price £425,000 - £450,000**

### The Penthouse...

Embrace penthouse living with this exceptional roof top apartment that boasts its own private 55ft x 33ft wrap around terrace and contemporary open plan living at the heart of the design.

The accommodation extends to an impressive 1,100 sq ft and is ready made for entertaining, particularly with the bi-fold doors that allow the party to spill out on to the exceptional terrace - great for inside-outside living. The main living space extends to 27ft with lovely 'Amtico' flooring and plenty of space for sitting and dining areas. The kitchen itself is sleek & stylish with a breakfast bar, contemporary metro tile splashback and a range of integrated BOSCH appliances including oven, gas hob, dishwasher and fridge/freezer. The washing machine and tumble dryer are nicely hidden away in the separate utility cupboard.

The main bedroom is an excellent size with fitted wardrobe, its own en-suite bathroom and 'French' doors that open on to the west side of the terrace. The second bedroom is also a good size double room and enjoys a modern en-suite shower room with 'French' doors onto the terrace as well - allowing fresh air to flow in day & night.

There is also a separate cloakroom for guests and useful storage cupboard in the hallway.

### Step Outside...

Stepping outside, the wrap around terrace is a superb feature rarely found with apartments in Haywards Heath. It provides brilliant space for al-fresco dining or a morning coffee. The roof-top views over Bolnore Village look towards Ashenground Woods and give a real feeling of openness.

Further attributes include gas fired central heating, secure telephone entry system, lift service from your covered allocated parking space (93) and neutral décor.

This superb apartment would suit a range of purchasers including downsizers, professional commuters or those looking for a secure UK bolt hole.



### The Location...

Henmead House lies on Renfields, which forms part of the latest phase of the popular 'Bolnore Village', situated to the northern part of the development, within 15-20 mins walking distance of the town centre & station (Google Maps). One particular benefit of this location is the convenience to Haywards Heath's mainline station which lies just over a mile distant via Wealden Way/Oakwood Road or Bolnore Road and provides frequent commuter links to London (47 minutes to Victoria/London Bridge), Gatwick International Airport (20 mins) and Brighton (20 mins).

Local amenities are provided by the Village Square including a convenience store. The recently opened 'Woodside' has given the village a social centre with an array of activities and clubs active throughout the week. There is a regular bus service providing links into Haywards Heath & surrounding areas. More extensive shopping facilities can be found in the nearby Haywards Heath town centre that lies roughly one mile distant. By road these surrounding areas can be accessed via both the A272 and A23(M) with the latter lying west at Warninglid/Bolney.

### The Finer Details...

Tenure: Leasehold  
Title Numbers: WSX383307  
Lease: 125 years from Jan 1st 2015  
Service Charge: £781.60 per half year  
Bolnore Village Estate Charge Contribution: £221.25 six monthly  
Building Insurance Contribution: £850 P.A.  
Ground Rent: £300 p.a. (Reviewed every 10 years)  
Managing Agents: Pembroke Property Management  
Local Authority: Mid Sussex District Council  
Council Tax Band: D

We believe this information to be correct but recommend intending purchasers check this information personally

