



### Directions

### Viewings

Viewings by arrangement only. Call 01444 412612 to make an appointment.

### EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	



11 Troon Court Iona Way, Haywards Heath, West Sussex,  
RH16 3TA  
£1,350 PCM

- Just been refurbished throughout
  - 2 Double bedrooms
  - Communal gardens
  - Close to town center
  - Gas fired central heating
  - Allocated off road parking



# 11 Troon Court Iona Way, Haywards Heath

## RH16 3TA


Welcome to this beautifully refurbished flat located at Troon Court, Iona Way, in the charming town of Haywards Heath, West Sussex. Spanning an impressive 581 square feet, this property offers a perfect blend of modern living and convenience.


Upon entering, you will find a spacious reception room that serves as an inviting space for relaxation and entertainment. The flat boasts two generously sized double bedrooms, providing ample room for rest and personal space. The well-appointed bathroom is designed with contemporary fixtures, ensuring comfort and style.


One of the standout features of this property is the gas-fired central heating, which guarantees a warm and cosy atmosphere throughout the year. The flat is ideally situated close to the town centre, allowing easy access to a variety of shops, cafes, and local amenities, making it perfect for those who enjoy the vibrancy of community life.


Additionally, the property comes with allocated off-road parking, a valuable asset in this bustling area, ensuring that you have a secure and convenient place for your vehicle.

This flat is an excellent opportunity for first-time buyers, downsizers, or investors looking for a property that combines modern comforts with a prime location. Do not miss the chance to make this delightful flat your new home.

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Council Tax Band: C



### Full Description

UNFURNISHED, A Totally Refurbished Modern 2 Double Bedroom 2nd Floor apartment on Iona Way close to the town centre and the Princess Royal Hospital. Haywards Heath Railway Station is approximately a 10-15 minute walk away. The property is accessed via a security entrance system to a set of stairs. The property has a spacious hallway that has a large storage cupboard fitted. There is a bright south and west facing open plan sitting/dining room including a fitted kitchen with integrated Oven/Hob, Fridge Freezer, slim-line dishwasher and washing machine. There are 2 good size double bedrooms. There is a modern bathroom with bath with shower over. The property also benefits from gas central heating and UPVC double glazing. There is allocated off road parking and well tended communal gardens surrounding the property. EPC Rating - 79 (C) Security Deposit £1557.69 ( equal to 5 weeks rent). Holding deposit payable £311.54 (one weeks rent deductible from first months rent). Council Tax Band C (Mid Sussex District Council).