

Sinclair  Hammerton



ASKING PRICE

**£365,000**

**Hayesford Park Drive**

Bromley, BR2 9DB

## PROPERTY SUMMARY

Sinclair Hammelton are proud to bring to the market this two bedroom split level apartment with share of freehold, private garden and garage. Living accommodation comprises an entrance hallway, kitchen and a bright and spacious living and dining area, featuring large windows that offer pleasant views over the green at the front of the property. To the ground floor there are two double bedrooms with built in storage and family bathroom. Externally, the property boasts direct access to a private courtyard garden —ideal for entertaining or enjoying the summer months and garage en bloc. EPC: E

Share of Freehold  
Service Charge - £1140  
Ground Rent - £0  
COUNCIL TAX - C  
Construction - Traditional brick  
Mains Services - Yes  
Heating System - Electric storage heater

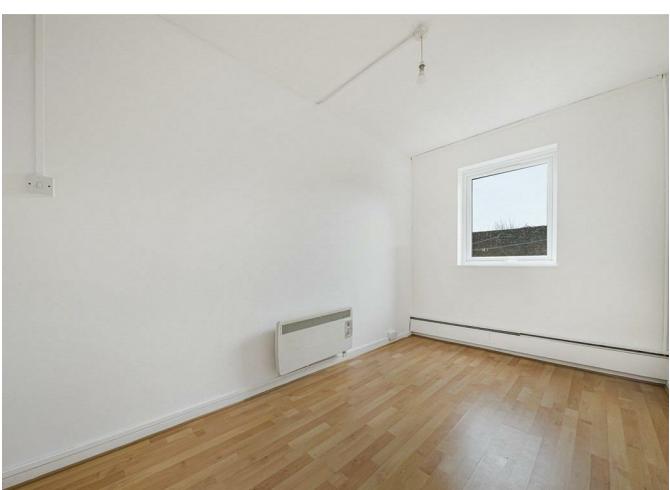
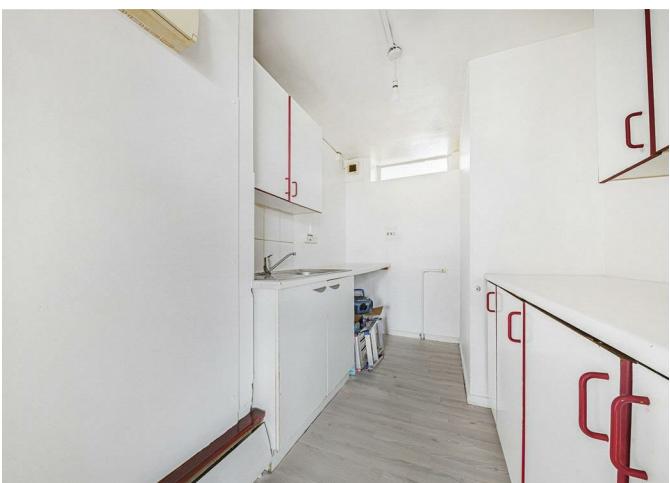
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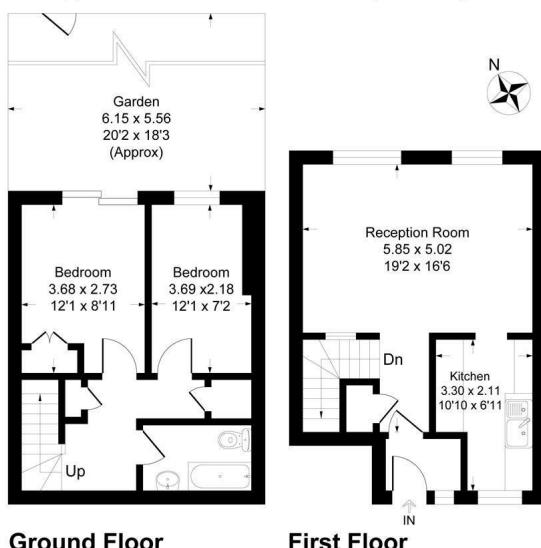






## Hayesford Drive BR2

Approximate Gross Internal Area 64.8 sq m / 698 sq ft

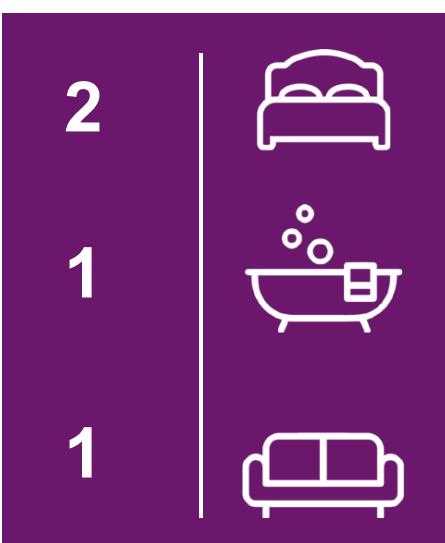


Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	50	74
EU Directive 2002/91/EC		

**EPC RATING: E COUNCIL TAX BAND: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements