

Sinclair  Hammelton



ASKING PRICE

**£190,000**

**Main Road**

Biggin Hill, Westerham, TN16 3BB

## PROPERTY SUMMARY

A generously proportioned One Bedroom first floor purpose built retirement flat, situated in this convenient location close to the multiple shopping facilities Biggin Hill has to offer, including Waitrose, coffee shops and restaurants. For those wishing to venture further afield there are frequent buses to both Bromley & Westerham. The property also benefits from an estate manager, secure entry system, communal gardens and parking. EPC: C

Leasehold - 90 years approx  
Service Charge - £2847 p/a  
Ground Rent - £0  
COUNCIL TAX - C  
Construction - Traditional  
Mains Services - Yes  
Heating System - Electric storage heating  
Broadband - BT in block  
Mobile coverage - Yes  
Restrictive covenants - No

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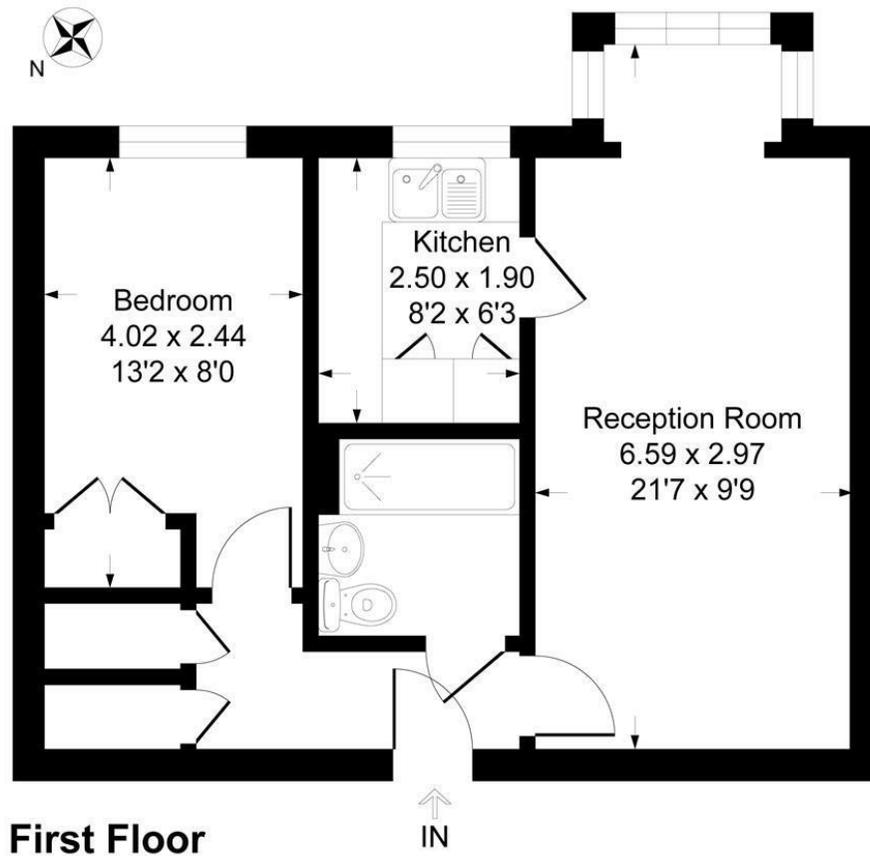
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# Tudor Court, Main Road, TN16

Approximate Gross Internal Area 43.8 sq m / 472 sq ft



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

## LOCAL AUTHORITY

Bromley

## TENURE

Leasehold

## EPC RATING

C

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

**Sinclair** **Hammelton**

### OFFICE ADDRESS

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### OFFICE DETAILS

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