



Sinclair  Hammelton

ASKING PRICE

£265,000

Main Road

Biggin Hill, TN16 3LQ

PROPERTY SUMMARY

A two bedroom ground floor purpose built apartment situated in this most convenient location, across the road from the multiple shopping facilities of Biggin Hill and bus routes into Bromley and Westerham. The property benefits from a family bathroom/wc. separate shower room, double glazing and ample parking to the rear. The property represents an Ideal first time purchase or is perfect for a purchaser looking to downsize. EPC: C

Leasehold - 88 years
Service Charge - £2000
Ground Rent - £124
COUNCIL TAX - D
Construction - Traditional brick
Mains Services - Yes and metered Water supply
Heating System - Electric storage heating
Broadband - Fine
Mobile coverage - Fine
Restrictive covenants - No

2



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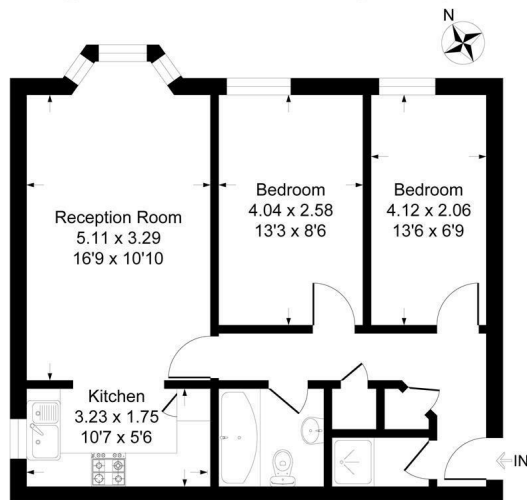


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Douglas Court, Main Road, TN16

Approximate Gross Internal Area 58.5 sq m / 630 sq ft



Ground 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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	

EPC RATING: C COUNCIL TAX BAND: D

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

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