



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



1



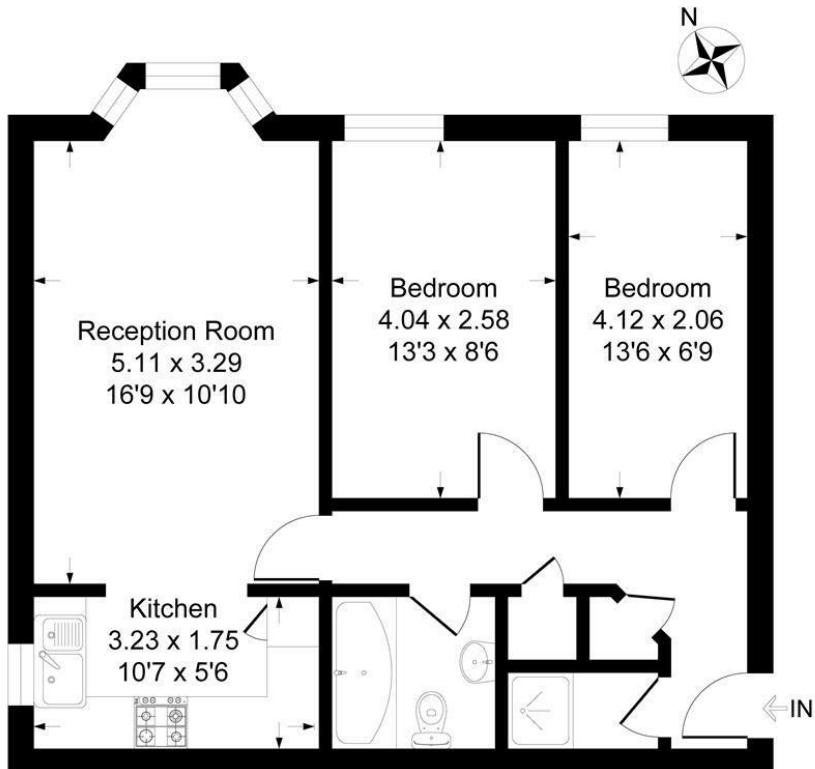
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# Douglas Court, Main Road, TN16

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

### LOCAL AUTHORITY

Bromley

### TENURE

Leasehold

### EPC RATING

C

### COUNCIL TAX BAND

D

### VIEWINGS

By prior appointment only

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

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