



OFFERS IN EXCESS OF

**£315,000**

**Vulcan Close**

Westerham, TN16 3FL

## PROPERTY SUMMARY

Offered CHAIN FREE is the stunning first floor apartment. Built in 2018 the current vendors have kept the new build feel whilst adding fantastic decor throughout offering modern living. Situated in Biggin Hill and within walking distance to local shops and excellent bus links to Bromley. The property offers two double bedrooms, modern bathroom, open planned living, allocated parking and communal gardens. Excellent first time purchase or investment property. EPC - E

Council Tax Band - E

Lease Length - 117 Years approx

Ground Rent - £325 Per Year

Maintenance - £3,701.66 Per Year

2

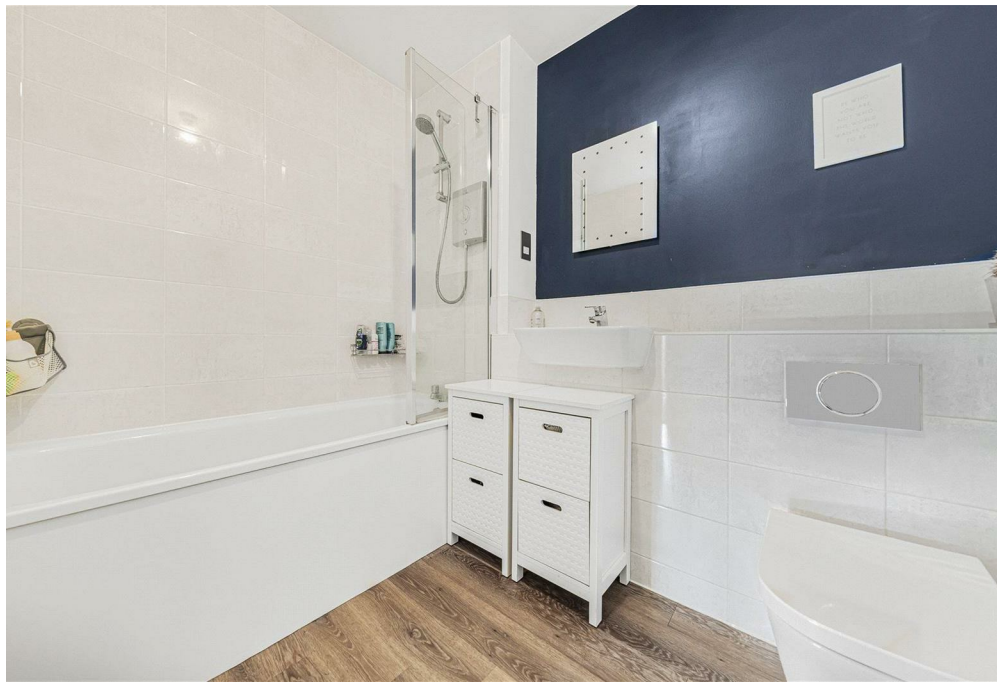
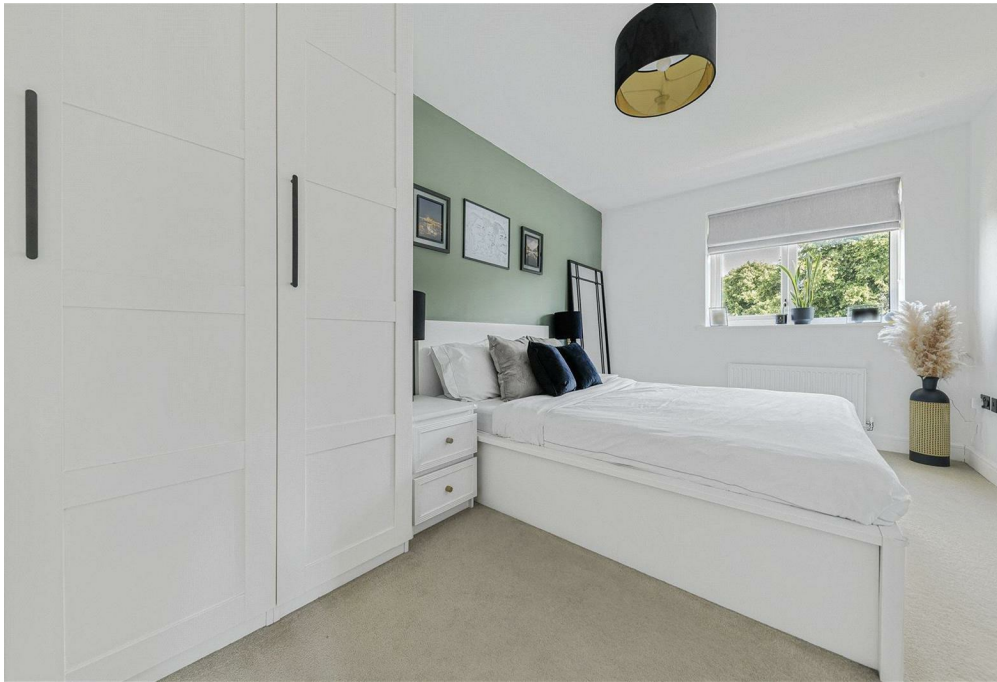


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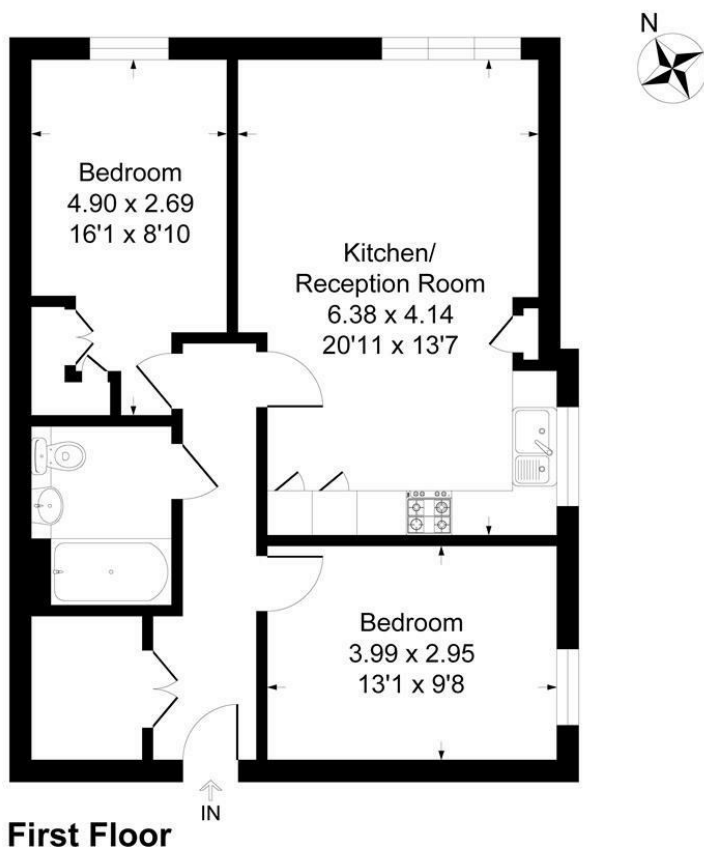
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# Vulcan Close, TN16

Approximate Gross Internal Area 68.7 sq m / 740 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

## TENURE

Leasehold

## EPC RATING

B

## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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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