



ASKING PRICE

**£185,000**

**Sovereign Court**

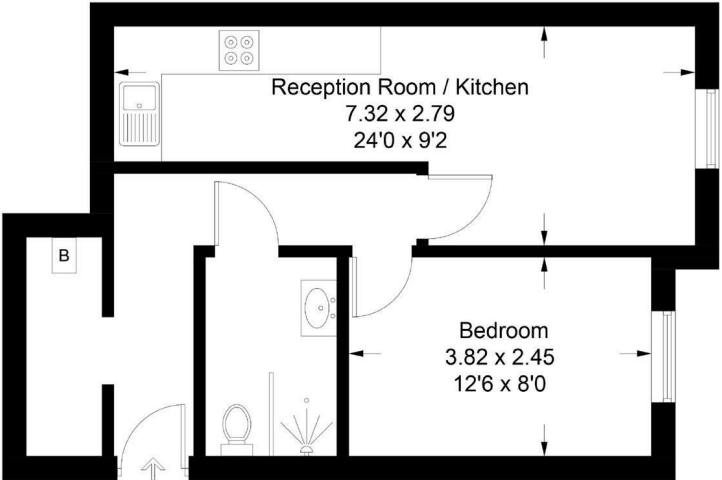
Bromley, BR2 8EH



EPC RATING: C COUNCIL TAX BAND: B

**Sovereign Court, 16 Magpie Hall Lane, BR2**

Approximate Gross Internal Area = 41.1 sq m / 442 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. (ID 628555)



| Energy Efficiency Rating                    |  | Current                    | Potential                                                                             |
|---------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                            |                                                                                       |
| (92 plus) <b>A</b>                          |  |                            |                                                                                       |
| (81-91) <b>B</b>                            |  |                            |                                                                                       |
| (69-80) <b>C</b>                            |  | 75                         | 79                                                                                    |
| (55-68) <b>D</b>                            |  |                            |                                                                                       |
| (39-54) <b>E</b>                            |  |                            |                                                                                       |
| (21-38) <b>F</b>                            |  |                            |                                                                                       |
| (1-20) <b>G</b>                             |  |                            |                                                                                       |
| Not energy efficient - higher running costs |  |                            |                                                                                       |
| England & Wales                             |  | EU Directive<br>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**  
1 Chatsworth Parade  
Kent  
BR5 1EF

**OFFICE DETAILS**  
01689 806 770  
infopw@sinclairhammelton.co.uk  
<https://www.sinclairhammelton.co.uk>  
for-sale-in-petts-wood/