

Sinclair  Hammelton



OFFERS OVER

**£270,000**

**35 Renwick Drive**

Bromley, BR2 9TP

## PROPERTY SUMMARY

Offers over £270,000 Sinclair Hammetton are proud to bring to the market this charming one bedroom apartment with balcony overlooking a quiet courtyard and allocated parking space. This property is conveniently located being close to good local bus routes and just under a mile to Bickley Station and 1.2 from Bromley South Station. Overlooking a quiet courtyard. Living accommodation comprises; a sizable entrance hallway flooded with natural light leading to an open plan kitchen, living/dining area, a principal bedroom, family bathroom and ample storage. Viewing highly recommended. EPC: C

Leasehold - 143 years remaining

Service Charge - £2400

Ground Rent - £250

COUNCIL TAX - C

Construction - Traditional

Mains Services - Gas & Electricity - EON Next, Water - Leep

Heating System - Gas radiators

Broadband - Sky

Mobile coverage - Excellent all networks

Restrictive covenants - No

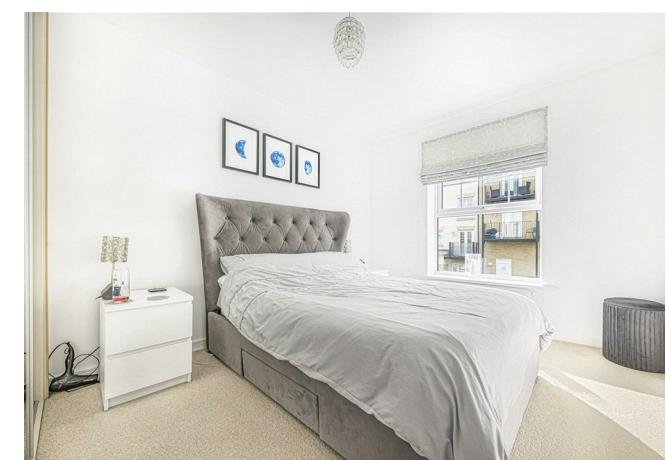
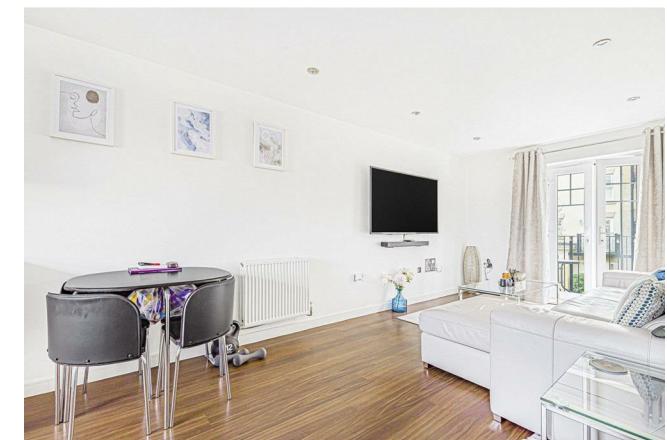
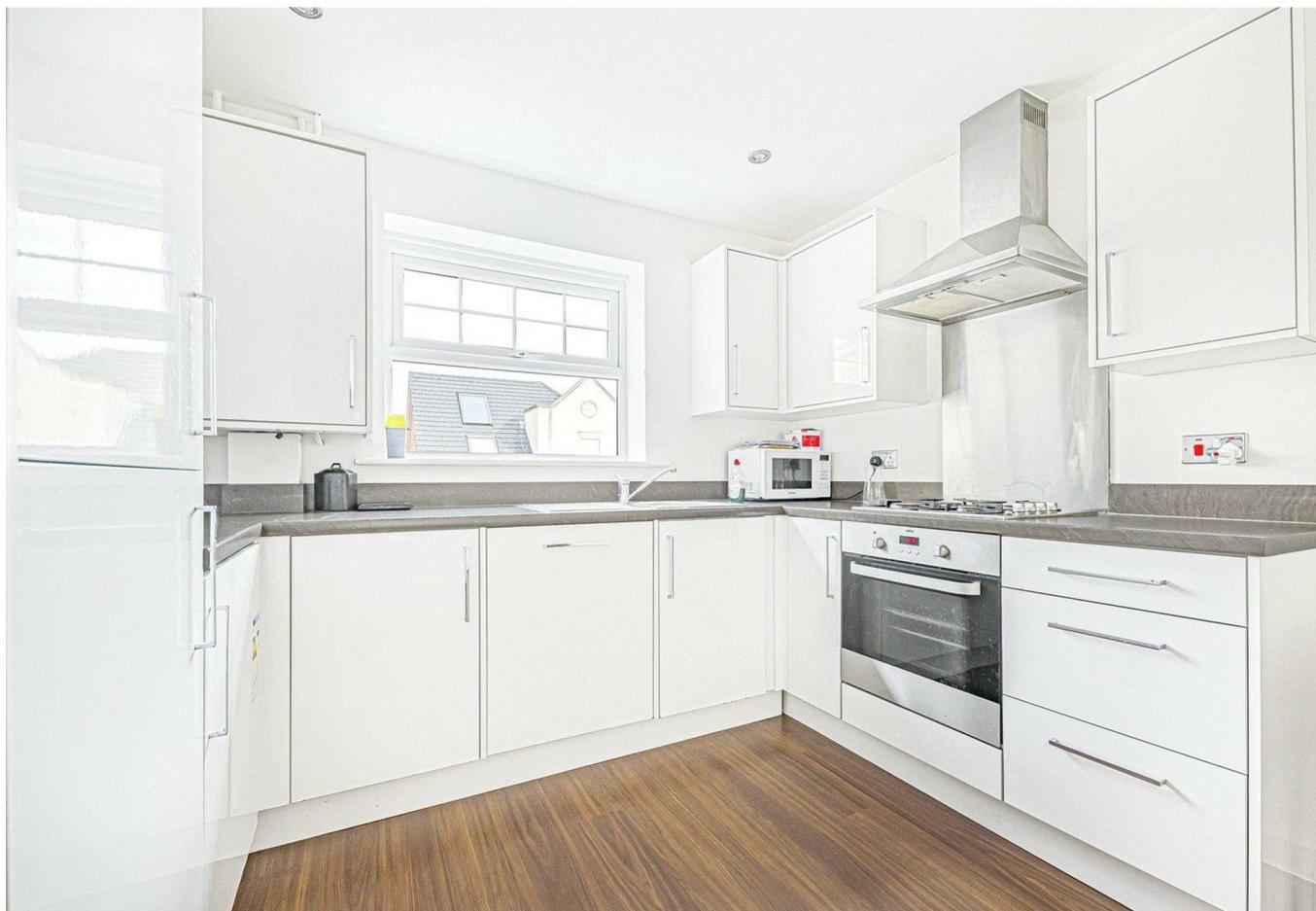
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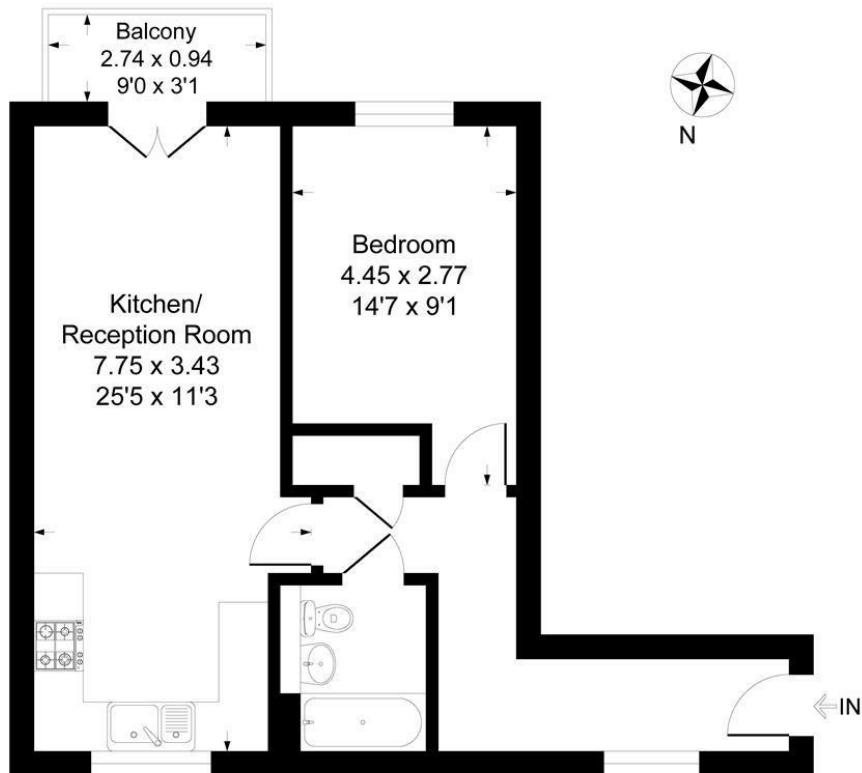
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# Folley Court, Renwick Drive, BR2

Approximate Gross Internal Area 50.1 sq m / 539 sq ft



## First 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

**TENURE**  
Leasehold

**EPC RATING**  
C

**COUNCIL TAX BAND**  
C

**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	80
(55-68)	D	80
(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