



GUIDE PRICE

£325,000

Wells View Drive

Bromley, BR2 9TU

PROPERTY SUMMARY

GUIDE PRICE £325,000 - £340,000 This exceptionally presented third floor, two bedroom, two bathroom apartment with a lift is located on the popular Trinity Village development and was completed by renowned developers Ward Homes in 2013. The property has been beautifully decorated and is fastidiously maintained by the current owner and benefits from allocated parking, double glazing and gas central heating. The accommodation comprises as follows; entrance hall, open plan kitchen and reception/dining room, family bathroom and two double bedrooms of which the principal room features an en suite shower room. Ideal first-time purchase or investment property. We strongly advise your internal inspection to appreciate the size and standard of accommodation on offer.

EPC: B

Leasehold - 140 years

Service Charge - £2500

Ground Rent - £350

COUNCIL TAX - D

Construction - Traditional

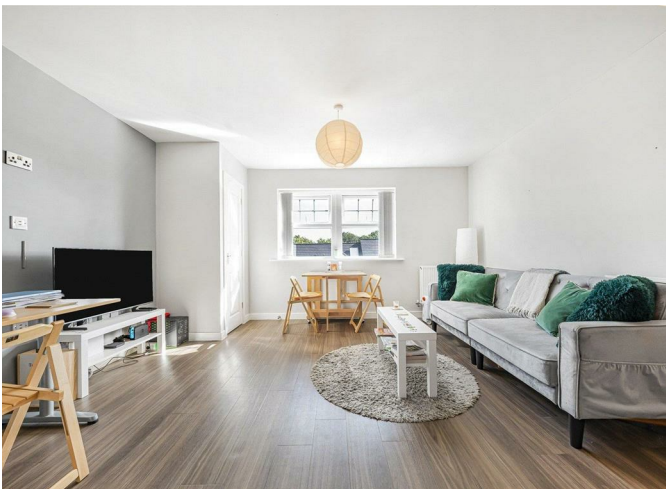
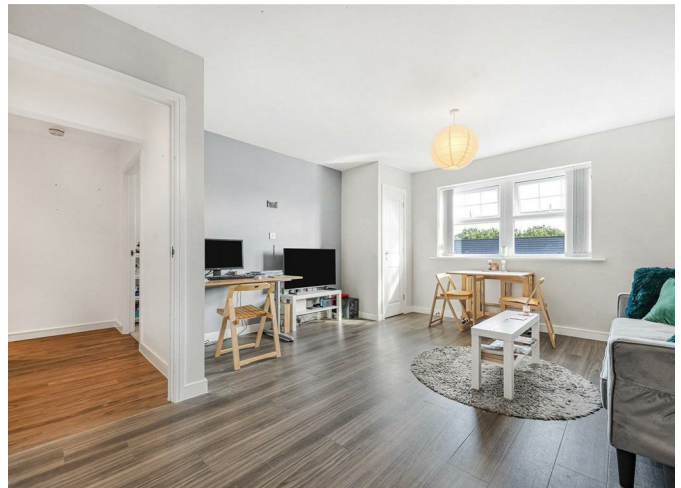
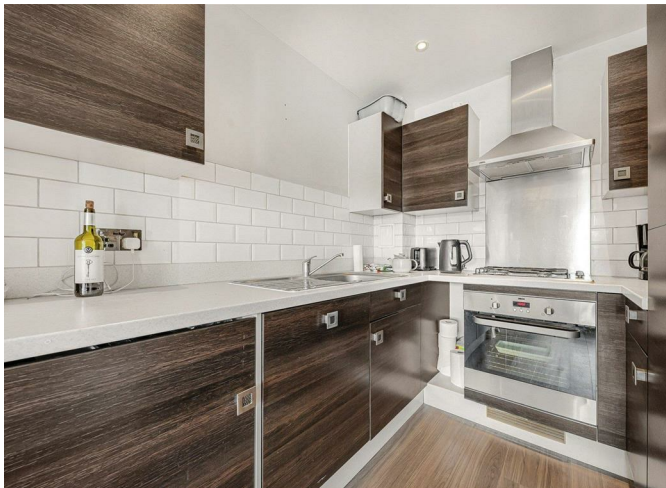
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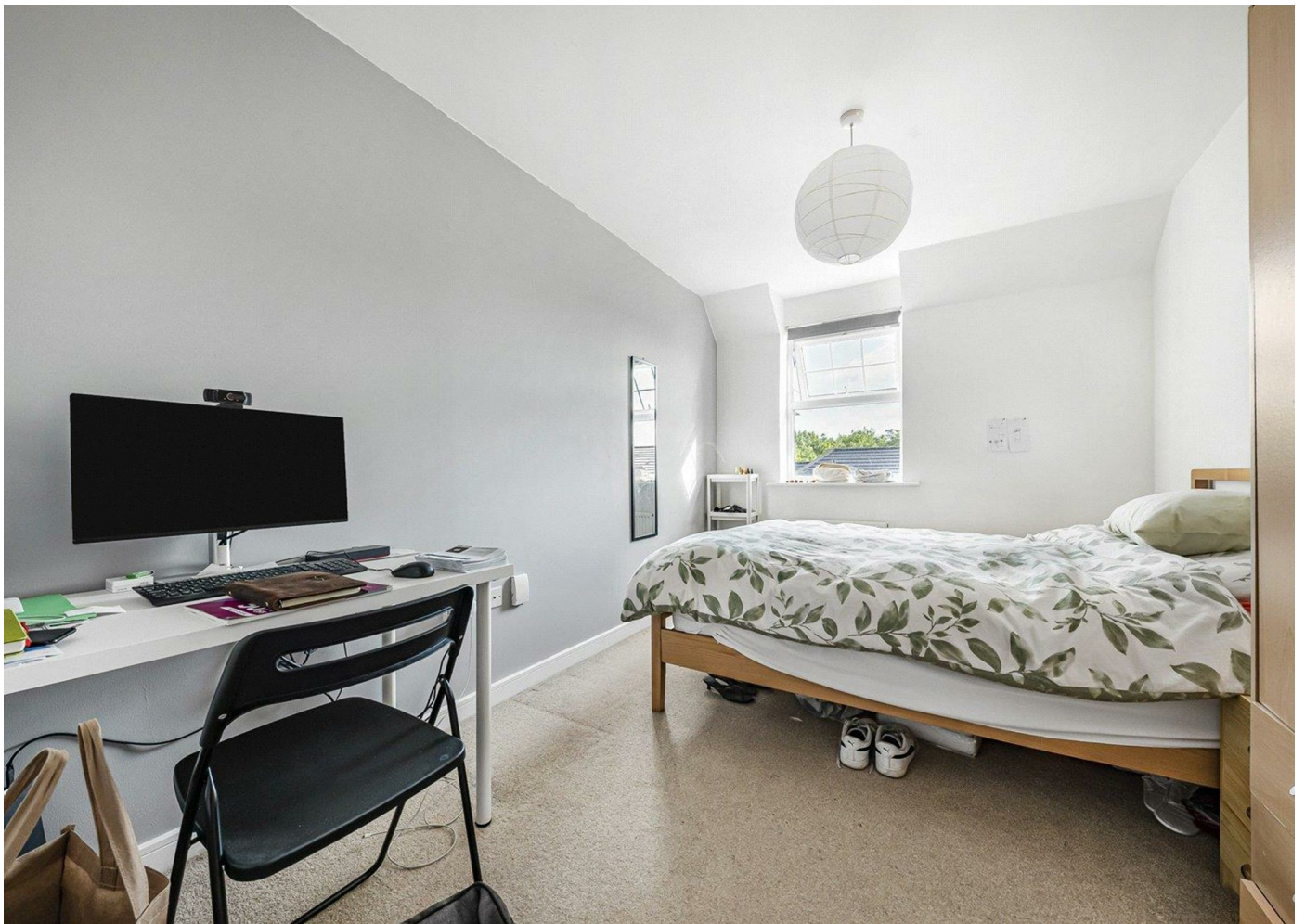


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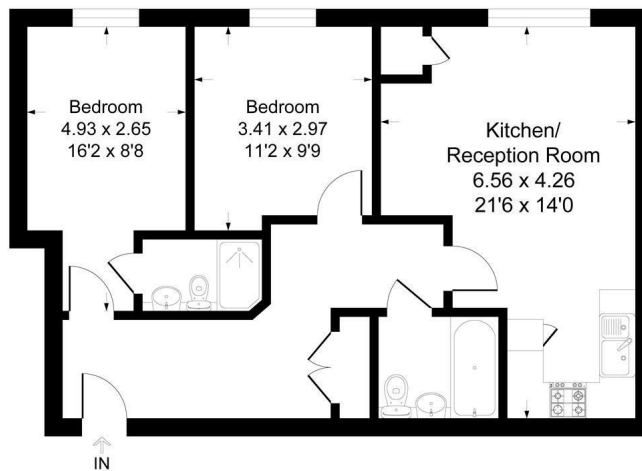






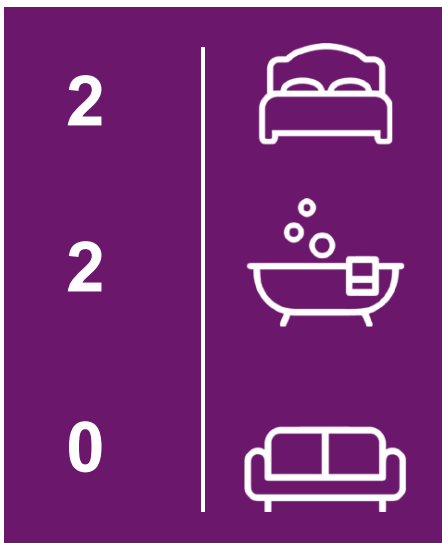
Caledonian Court, Wells View Drive, BR2

Approximate Gross Internal Area 64.9 sq m / 699 sq ft



Third 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



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		
England & Wales		
	EU Directive 2002/91/EC	

EPC RATING: B COUNCIL TAX BAND:

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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