



ASKING PRICE

**£175,000**

**Main Road**

Westerham, TN16 3BB



## PROPERTY SUMMARY

This ground floor ONE BEDROOM retirement apartment is offered to the market CHAIN FREE and is convenient for Main Road with its multiple shopping facilities including Waitrose. The property benefits from a secure entry system and an on site manager between the hours of 7.00am - 2.00pm, a residents lounge with kitchen, conservatory and delightful communal gardens, residents and parking for guests as well as a guest suite, where residents guests can book in to stay whilst they visit.  
EPC: C

Leasehold - 90 years  
Service Charge - £2844  
Ground Rent - £0  
COUNCIL TAX - C  
Construction - Traditional  
Mains Services - Electricity - EDF, Sewerage and Water - Thames Water  
Heating System - Electric storage heating

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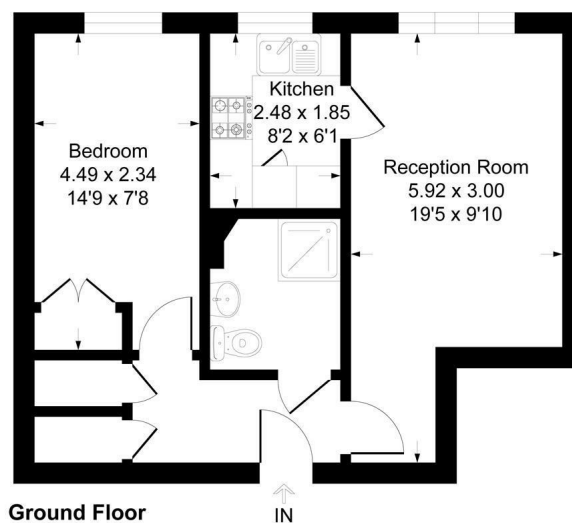




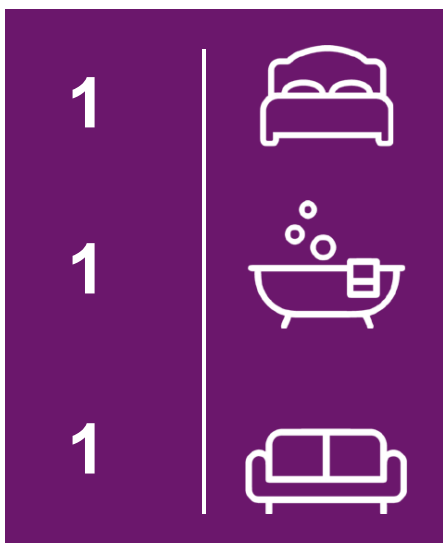


## Tudor Court, Main Road, TN16

Approximate Gross Internal Area 42.6 sq m / 459 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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: C COUNCIL TAX BAND: C**

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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