

CRANFIELD WALK, BLACKHEATH, LONDON, SE3 9EX  
£330,000 LEASEHOLD (75% SHARE – FULL VALUE £440,000)

LOCATED IN THIS PRIVILEGED POSITION OVERLOOKING THE LAKES AND COMMUNAL GARDENS IN THIS EXCLUSIVE OVER 55s DEVELOPMENT, IS THIS HUGE TWO DOUBLE BEDROOM APARTMENT FOUND ON THE THIRD FLOOR.

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## DESCRIPTION:

The property is in excellent decorative order and the accommodation comprises; a bright and airy 21'6 dual aspect living room leading to a semi-open plan modern kitchen and doors to a 30ft south facing terrace with beautiful views over the lakes and water features. There is a very large 16'1 12'5 master bedroom (currently set up as a second reception room) with a jack and jill ensuite wet room and a second double bedroom. Finally a very large entrance hall provides a large utility cupboard.

The property is sold with a 75 % share, £330,000, with the full value being £440,000. Please note although the property is a 75 % share, there is no rent payable on the remaining 25 %. There is no chain.

Eligibility • You have a gross household income of no more than £90,000 per annum when eligible to purchase. • You are unable to purchase a suitable home to meet your housing needs on the open market. • You do not already own a home or you will have sold your current home before you purchase or rent. • Over 55s development Services include; • Non-resident management staff and Careline alarm service • Lift, lounge, hairdressing salon, assisted bathing facility • Communal roof terrace and gardens • Social Activities including craft club

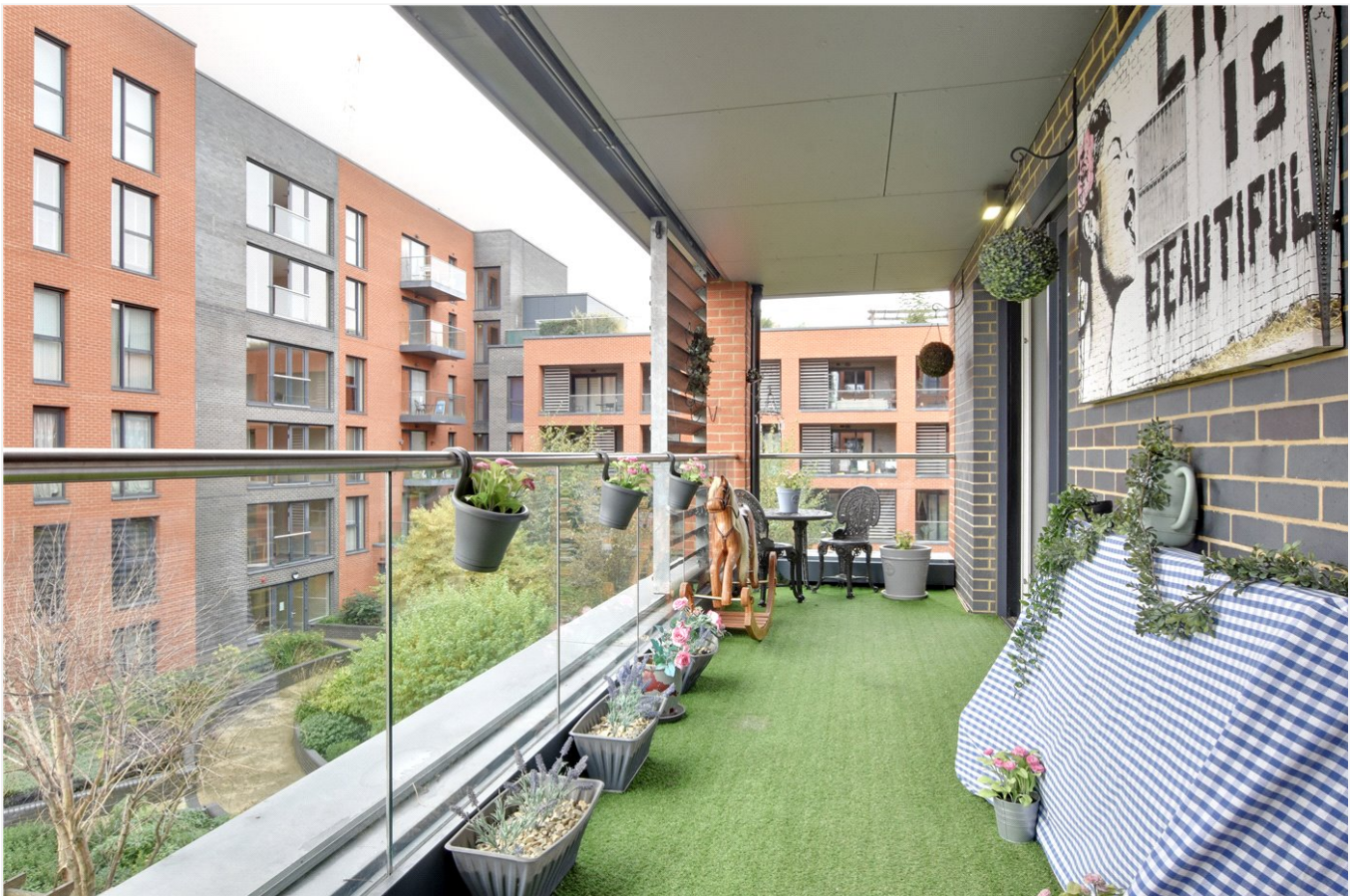
Manager's description "Halton Court is not an ordinary purpose-built housing scheme for older people; this stands out as different. It is distinguished by: award winning quality design; very generous private and communal spaces; the scale and range of facilities; a dense urban setting; located on a prominent site of a major regeneration scheme; prioritised for older people seeking to downsize.

Halton Court is a 170-unit scheme for over 55s, part of Kidbrooke Village. This is a completely new and vibrant London community offering an outstanding choice of quality, sustainable new homes. As well as new homes, it will offer new parks, sports facilities, shops, bars & restaurants, schools, healthcare and community facilities.

Transport links to central London are very close via the newly rebuilt Kidbrooke station with regular trains to London Bridge (16 minutes), Waterloo East (22 minutes), Charing Cross (26 minutes), Cannon Street (25 minutes) and Victoria (31 minutes). Blackheath Village with its open green spaces offers an array of boutiques, daily conveniences, bars and restaurants and is only moments away.

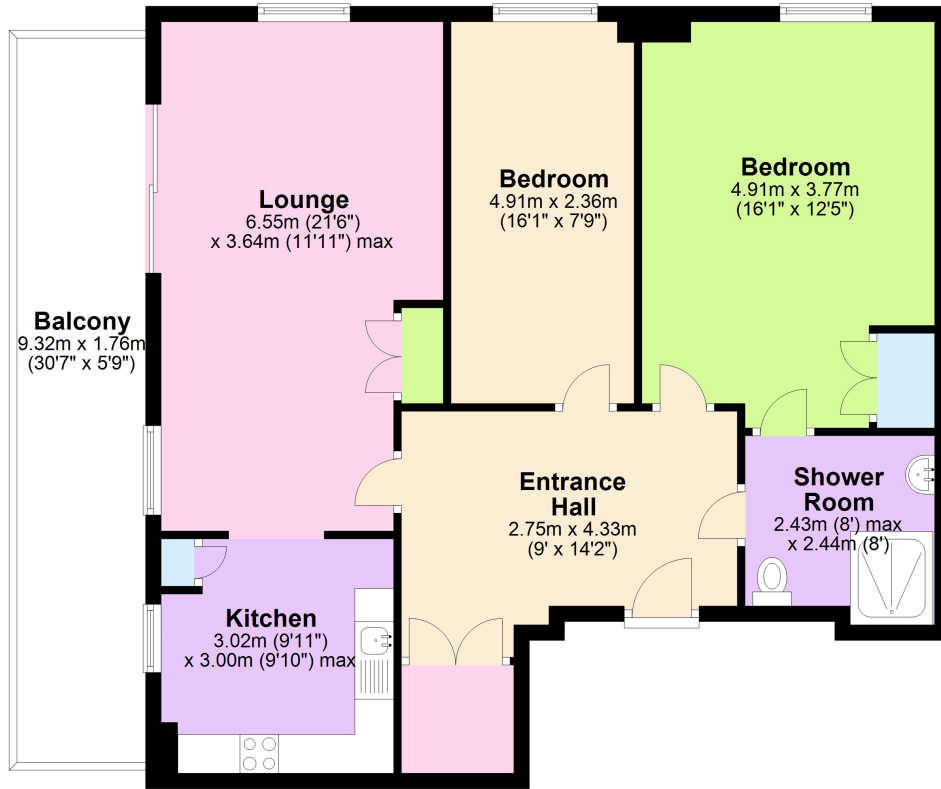






### Third Floor

Approx. 85.0 sq. metres (915.5 sq. feet)



Total area: approx. 85.0 sq. metres (915.5 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92+)	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, Scotland & Wales		EU Directive 2002/91/EC	

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