



**Falconwood Court, 24 Montpelier Row, Blackheath, SE3 0RS**

**£ Leasehold**

In this prime location just off the open heath in the village centre, a large studio flat in need of modernisation, on the second floor of this four storey, purpose built block. The approach is most attractive, found in-between two fine Georgian houses with a pathway leading to a locked gate which opens onto a secluded garden and entrance. The common parts are beautifully presented more akin to an hotel! It also has a door entry phone system.

The flat is located at the rear of the block and is offered with a long 986 year lease, with an annual service charge of 4,288.60 to include communal central heating and constant hot water. It has a large studio room with double glazed windows to trees and gardens at the rear, a large kitchen area and a spacious bathroom, all requiring replacement. Total redecoration and floor coverings are needed, yet is an exceptionally well priced flat of 395 sq.ft in a special location for all village amenities. This flat would make an excellent first time buy, or indeed a buy-to-let investment producing some £1,300-1,400 pcm once updated.

**\* AN EXCELLENT INVESTMENT OPPORTUNITY OFFERED CHAIN FREE \***

**The Accommodation Comprises:**

**EPC: C      Council Tax Band: B Lewisham**

**Lease Term: 999 years from 01/01/2013**

**Ground Rent: Peppercorn**

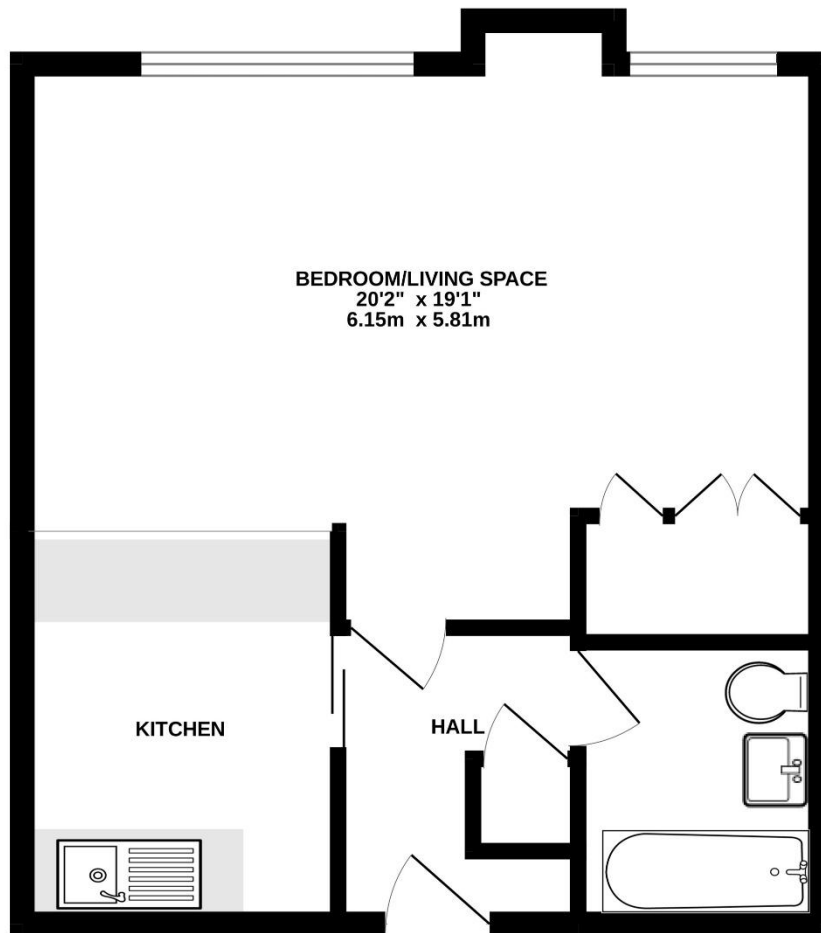
**Maintenance: £4288.60 p.a. INCLUDING HEATING & HOT WATER**







2ND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 395 sq.ft. (36.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.**