



Asking Price £280,000 Leasehold

1 Bedroom, Apartment - Retirement

18, Tudor Grange Westcombe Park Road, Blackheath, London, SE3 7RZ

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Churchill
Sales & Lettings
Retirement Property Specialists

Tudor Grange

Tudor Grange is a delightful development of 32 one and 1 two-bedroom retirement apartments located in the popular Blackheath Standard.

Tudor Grange is a popular retirement living scheme for the over sixty located in the suburbs of Blackheath between the Royal Borough of Greenwich and Lewisham. Blackheath village offers many pleasant eateries and shopping opportunities, and local attractions include the Green Flag Heath, one of the biggest areas of common land in Greater London at 275 acres.

The charming All Saints Church with its stunning spire/stonework, built in 1857/58 (architect Benjamin Ferrey) other attractions include Greenwich Park, the Pagoda House, a Farmers Market and Blackheath Halls music venue.

Royal borough of Greenwich has something to offer everyone! It's close to the tourist attractions of Greenwich Park and Docklands and is just a short train journey away from the centre of London. An extensive offering of local shops, cafes and eateries, post office and a newly built M&S. Therefore, whatever your taste, Blackheath will certainly cater for it. In addition, there is a Cinema in Greenwich. Meanwhile supermarkets, dentists, doctors, post offices, and all those other essential amenities are located close by. As such, you can relax and have an enjoyable retirement, in the knowledge that everything is close to hand.

Benefiting from good transport links, Westcombe Park station offers services to Central London, Dartford. In addition, the Blackheath is serviced by numerous bus routes to Greenwich, Eltham, Sidcup, Mottingham and Stratford. London Kings Cross is a direct, 20-minute train journey from Westcombe Park station.

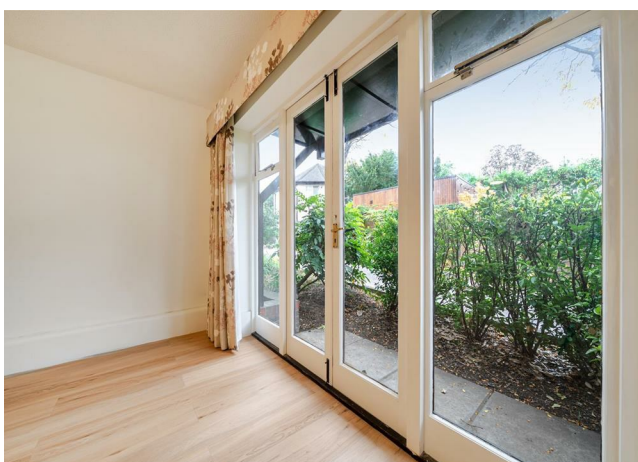
Tudor Grange manager is on hand throughout the day to support the residents and keep the development in perfect shape.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Tudor Grange has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A secure door entry system and fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Tudor Grange is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Tudor Grange requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

****ONE BEDROOM RETIREMENT APARTMENT IN BLACKHEATH****

Welcome to Tudor Grange! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment. The property offers well proportioned accommodation and is presented in very good order throughout.

The Living room offers ample space for living and dining room furniture while benefitting from a feature electric fire with attractive surround. Double doors open to a private patio area while also providing lots of natural light.

The Kitchen, which is accessed via the Living room, offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is space for a fridge/freezer and oven.

The Bedroom is a generous double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely bedroom bright and light.

The Bathroom is located off the hallway, next to the bedroom and offers a full-sized bath tub with overhead shower and handrail, a WC and wash hand basin with mirrored cabinet above.

Call us today to book your viewing at Tudor Grange!



Features

- One bedroom ground floor apartment
- Housing manager available Monday to Friday
- Assistant manager also on scheme 9am-2pm on Saturdays
- Owners lounge & Kitchen with regular events
- 24 Hour emergency Careline system
- Communal Gardens
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country



Key Information

Service Charge £7,523.13 per annum Review Date 31st December 2025.

Ground rent £94.64 per annum.

Council Tax: Band D

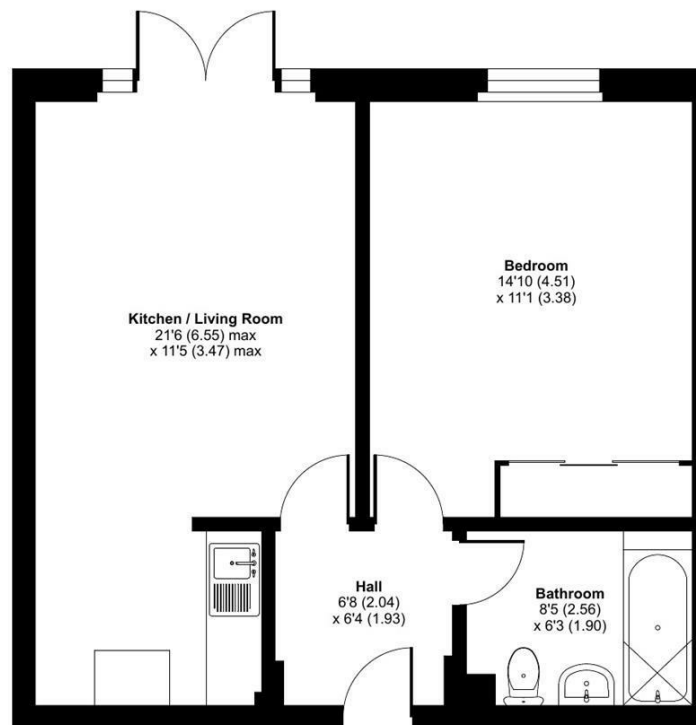
999 Year Lease commencing 1991

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, gas central, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Housing Manager.

A transfer fee of 3% is payable by the seller.

Approximate Area = 502 sq ft / 46.6 sq m
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1370345

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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