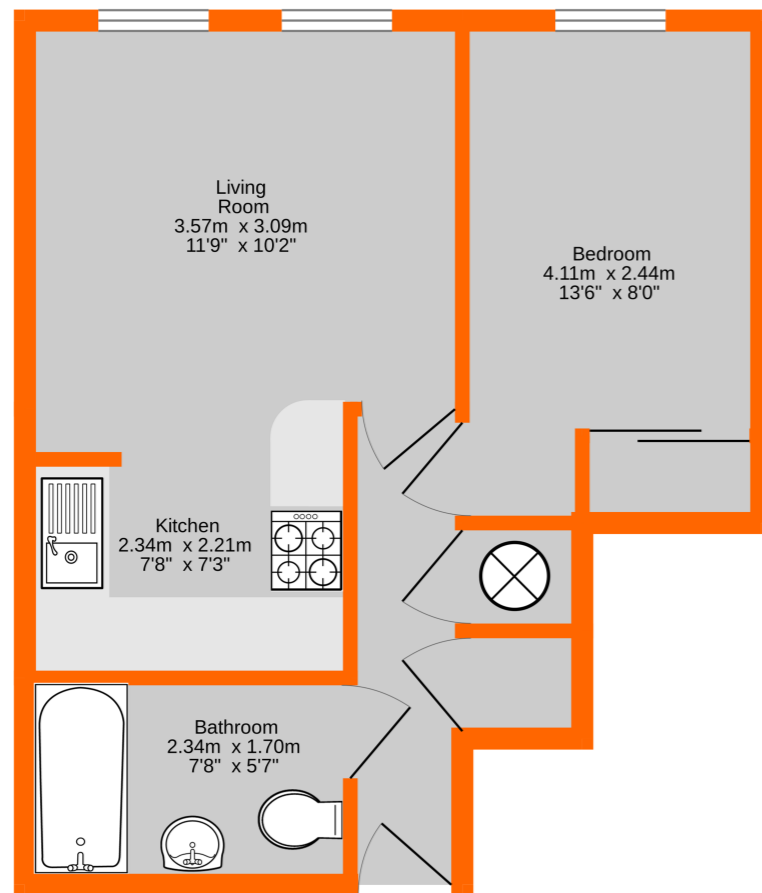


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	81	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor Flat  
 36.3 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA : 36.3 sq.m. (391 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
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Viewing by appointment with our Beckenham Office - 020 8650 2000

2 Montague Lodge 95 Rectory Road, Beckenham, Kent BR3 1XF  
**£100,000 Leasehold**

- Ground Floor Retirement Flat
- Electric Heating & Double Glazing.
- Re-fitted Bathroom
- Chain Free
- Double Bedroom
- Convenient Location
- 11'9" x 10'2" Living Room
- Fitted Kitchen



## 2 Montague Lodge 95 Rectory Road, Beckenham, Kent BR3 1XF

This 'chain free' one bedroom retirement flat has recently been redecorated, is situated on the ground floor and to the front of this popular block that is well located for the High Street and Railway Stations. There is an entrance hall, 11'9" x 10'2" living room which is open plan to the fitted kitchen, there is also the bedroom and re-fitted bathroom. Windows are double glazed, there is electric heating. Communal facilities include a residents lounge, laundry room and gardens.

### Location

Montague Lodge is a popular development of retirement flats located a hundred yards from the High Street with its range of shops, restaurants and coffee shops. Both Beckenham Junction and Clock House Railway Stations are located 0.4 of a mile away



### Ground Floor

#### Communal Entrance

front door to

#### Entrance Hall

built-in storage cupboard, built-in airing cupboard housing hot water tank, wall mounted night storage heater

#### Living Room

3.57m x 3.09m (11' 9" x 10' 2") uPVC double glazed windows to front, wall mounted night storage heater, open plan to

#### Kitchen

2.34m x 2.21m (7' 8" x 7' 3") fitted with a range of units comprising inset single drainer stainless steel sink with cupboard under, working surface to three walls with cupboards and drawers under, space for cooker and fridge, shelving to one wall, tiling to four walls, vinyl flooring, extractor fan

#### Bedroom

4.11m x 2.44m (13' 6" x 8' 0") uPVC double glazed windows to front, built-in double wardrobe with sliding door and storage over, wall mounted night storage heater

#### Bathroom

2.34m x 1.70m (7' 8" x 5' 7") fitted with a coloured suite comprising panelled bath, pedestal wash basin, toilet, vinyl flooring, electric heater, extractor fan, tiling to four walls

### Lease Details

#### Lease

vendor has confirmed there will be a new 125 year lease on or before completion

#### Ground Rent

vendor has confirmed ground rent is £255 per annum

#### Maintenance

vendor has confirmed maintenance is £4,628 per annum

#### Council Tax

Band B

