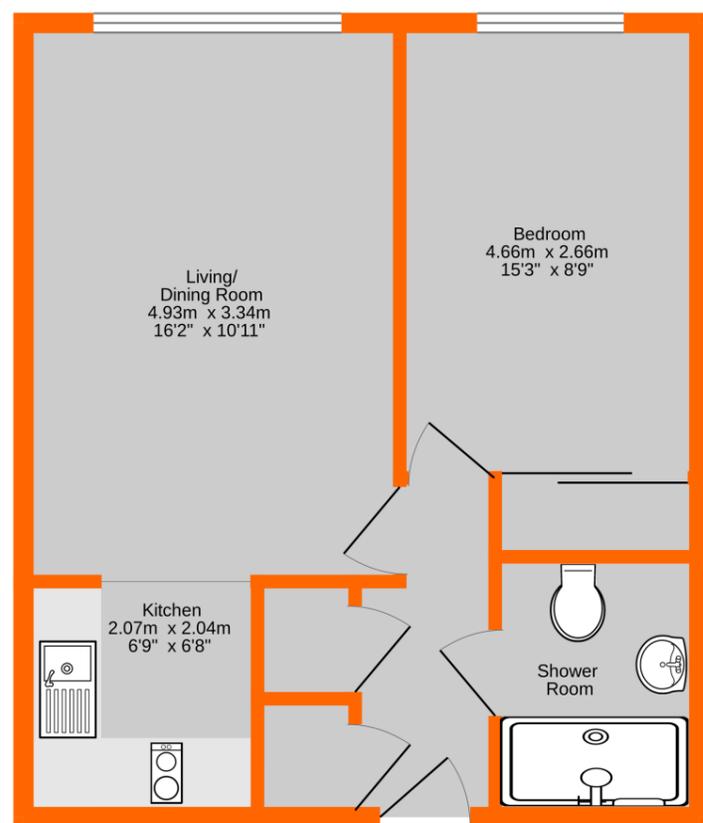


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	80
		EU Directive 2002/91/EC	

Mid Floor Flat  
 42.2 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA : 43.3 sq.m. (466 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2025

**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.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



Viewing by appointment with our Beckenham Office - 020 8650 2000

## 19 Montague Lodge,, 95 Rectory Road, Beckenham, Kent, BR3 1XF £100,000 Leasehold

- Double bedroom with wardrobes
- Convenient central location
- 11'9" x 10'2" Living Room
- Overlooks gardens to rear
- Electric heating & double glazing
- Re-fitted kitchen
- Chain free, lift service
- First floor retirement flat

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

This chain free first floor one bedroom retirement flat is available to purchasers in receipt of their state pension and enjoys a peaceful rear position within this popular development, overlooking the communal gardens. The property has been updated to provide freshly redecorated accommodation, including a bedroom with fitted wardrobes, a remodelled kitchen, and a modernised bathroom where the original bath has been replaced with a generous double walk in shower. Additional benefits include sealed unit double glazed replacement windows, electric night storage heating and fitted carpets. Parking is available on a first come, first served basis. Residents also enjoy a range of communal facilities, including a welcoming lounge, laundry room, attractive gardens, a security entry/alarm system and lift service—creating a comfortable and well supported living environment.

### Location

Montague Lodge is a popular retirement development ideally positioned just a short stroll—approximately 100 metres—from the lower end of Beckenham High Street, with its excellent selection of shops, restaurants and coffee shops. Both Beckenham Junction (with Tramlink services to Croydon and Wimbledon) and Clock House Station are within around 0.4 miles, providing convenient rail links into central London. The development is also well placed for local parks, the cinema and the Beckenham Beacon, ensuring a wide range of amenities and leisure facilities close at hand.



### Ground Floor

#### Communal Entrance

stairs or lift to

### First Floor

#### Entrance Hall

built-in storage cupboard, houses fuse box, further cupboard houses hot and cold water tanks, night storage heater

#### Living/Dining Room

4.93m x 3.34m (16' 2" x 10' 11") window overlooks gardens, night storage heater, alarm unit, open to

#### Re-modelled Kitchen

2.07m x 2.04m (6' 9" x 6' 8") base cupboards, drawers and wall cupboards, worktops, inset stainless steel sink with mixer tap, inset 2 ring ceramic hob, extractor fan, freestanding convection/microwave oven, wall mounted electric fan heater, part tiled walls, emergency pull cord

### Bedroom

4.66m x 2.66m (15' 3" x 8' 9") window overlooks gardens, night storage heater, alarm pull, built-in wardrobes with sliding doors to front

#### Spacious Shower Room

walk-in shower with Aqualisa push button thermostatic shower, seat and rails, tiled walls, extractor fan, toilet, wash basin, heated towel rail

### Outside

#### Communal Garden

#### Parking

on a first come first served basis

### Lease Details

#### Lease

the vendor has confirmed the lease is 99 years from 1987 with 66 years remaining

#### Maintenance

vendor has confirmed the maintenance is £4,326.81 per annum

#### Ground Rent

vendor has confirmed the ground rent is £225.00 per annum

### Agents Note

the vendor has informed us that the age requirements at this development are strict and there is no discretion, in order to reside in this property you have to be state pensionable age, age restrictions do not apply to proprietorship however. A company may own and subletting is permitted.

### Additional Information

Council Tax

London Borough of Bromley - Band C

Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)