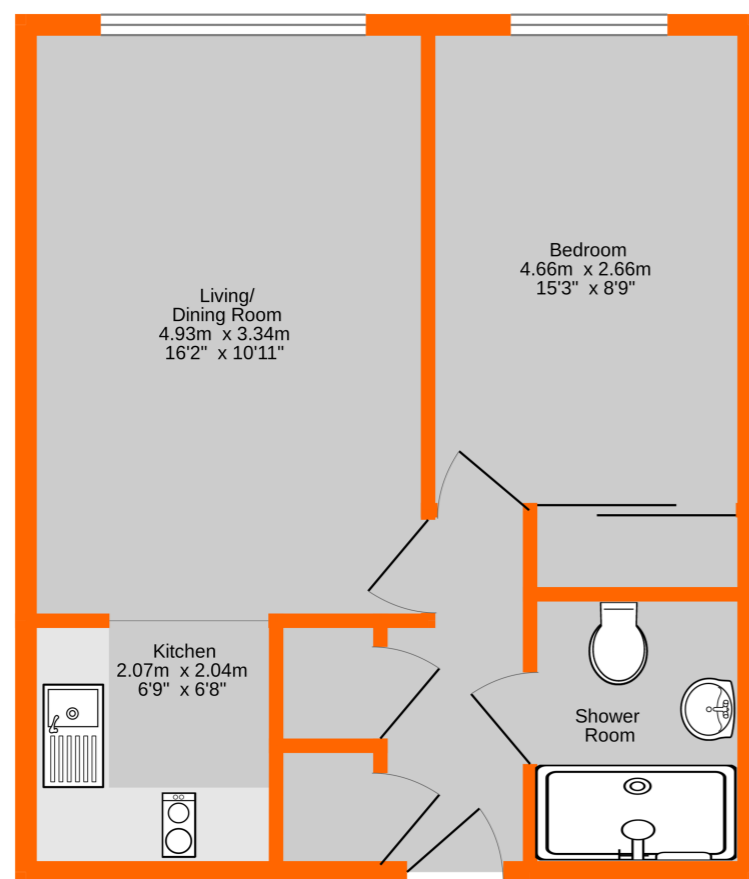


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	80
England, Scotland & Wales		EU Directive 2002/91/EC	

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



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' one bedroom first floor retirement flat available to potential buyers who are in receipt of their state pension, located to the rear of this popular block overlooking the gardens has been updated to now provide redecorated accommodation briefly comprising bedroom with fitted wardrobes, the bathroom has had the bath replaced with a double walk-in shower and the kitchen has been re-modelled. Sealed unit double glazed replacement windows have been fitted, there is electric night storage heating, fitted carpets, together with parking on a first come first served basis. Communal facilities include a residents lounge, laundry room, gardens, alarm/security entry system and lift service.

Location

Montague Lodge is a popular development of retirement flats located within a hundred meters of the bottom of the High Street with its range of shops, restaurants and coffee shops. Both Beckenham Junction (tramlink to Croydon and Wimbledon) and Clock House Railway Stations are located 0.4 of a mile away as are parks, cinema and the Beckenham Beacon.



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

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage

checker.ofcom.org.uk/en-gb/mobile-coverage