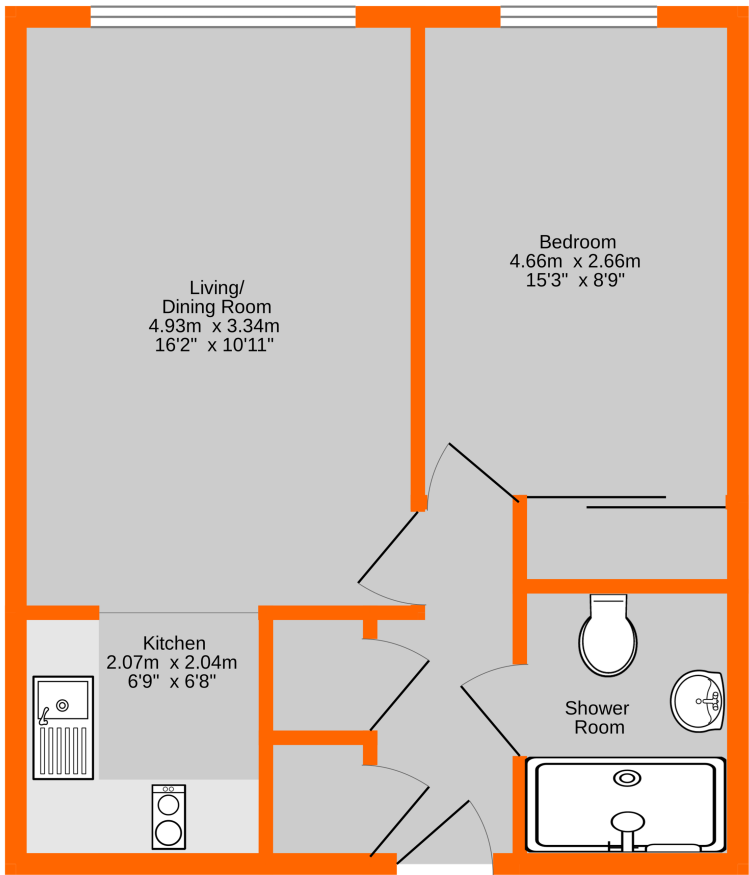


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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 fee 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' one bedroom first floor retirement flat, 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

#### Council Tax

Band C - London Borough of Bromley