

## 18 Montague Lodge

95 Rectory Road, Beckenham, Kent, BR3 1XF



**PRICE: £190,000**

**Lease: 99 years from 1987**

### Property Description:

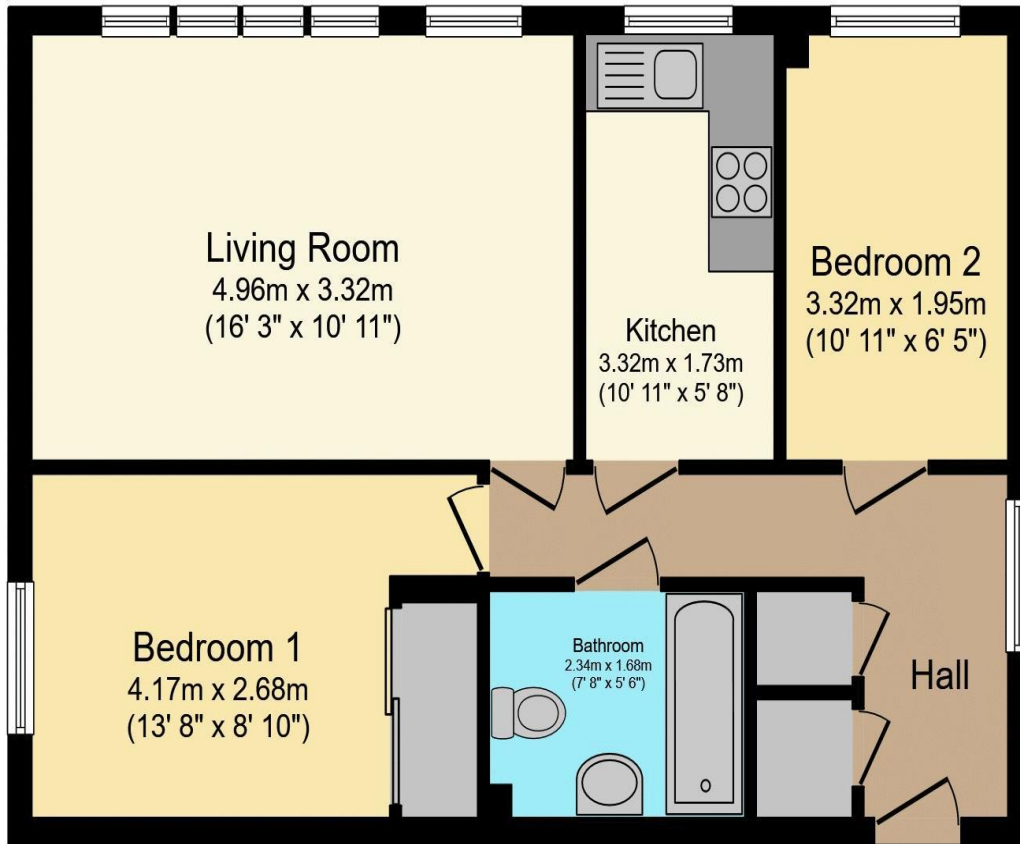
#### **A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR**

This Development has 33 flats over 3 floors. The main features of the development are as follows. Residents lounge. Laundry, Lift, development manager, Guest suite. And for peace of mind each flat is connected to Appello which can be used 24 hours a day. There are communal gardens for the residents to enjoy. There are shops and amenities at hand. It is a condition of purchase that residents be of at least state pensionable age. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- ❖ Communal gardens
- ❖ Guest suite
- ❖ Laundry
- ❖ Shops & amenities to hand
- ❖ Connected to the Appello call system.
- ❖ Development manager
- ❖ Residents lounge
- ❖ Lease: 99 years from 1987



**For more details or to make an appointment to view, please contact  
Mandy Bolwell**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	TT	TT
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

<b>For Financial Year Ending:</b>
<b>31/03/25</b>
<b>Annual Ground Rent:</b>
<b>£0.00</b>
<b>Ground Rent Period Review:</b>
<b>NA</b>
<b>Annual Service Charge:</b>
<b>£4326.81</b>
<b>Council Tax Band:</b>
<b>D</b>
<b>Event Fees:</b>
<b>0% Transfer</b>
<b>0% Contingency</b>

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.