



£72,500 Leasehold

**26 Montague Lodge 95
Rectory Road**

Beckenham, BR3 1XF

- RETIREMENT FLAT
- STUDIO ACCOMMODATION
- KITCHEN AREA
- SPACIOUS BATHROOM
- REQUIRES UPDATING
- CENTRAL LOCATION
- COMMUNAL FACILITIES
- EPC - BAND C



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A top floor retirement studio apartment forming part of this popular purpose built block ideally located just yards from Beckenham High Street with all the amenities right on the doorstep.

Requiring some attention, the property provides a spacious open plan bed/living room with kitchen area to the rear and double glazed windows to the front, rear and side. Being top floor, the flat enjoys a pleasant outlook from all aspects and features sloping ceilings to the front.

Features also include the spacious bathroom, good sized entrance hallway with built-in storage cupboards.

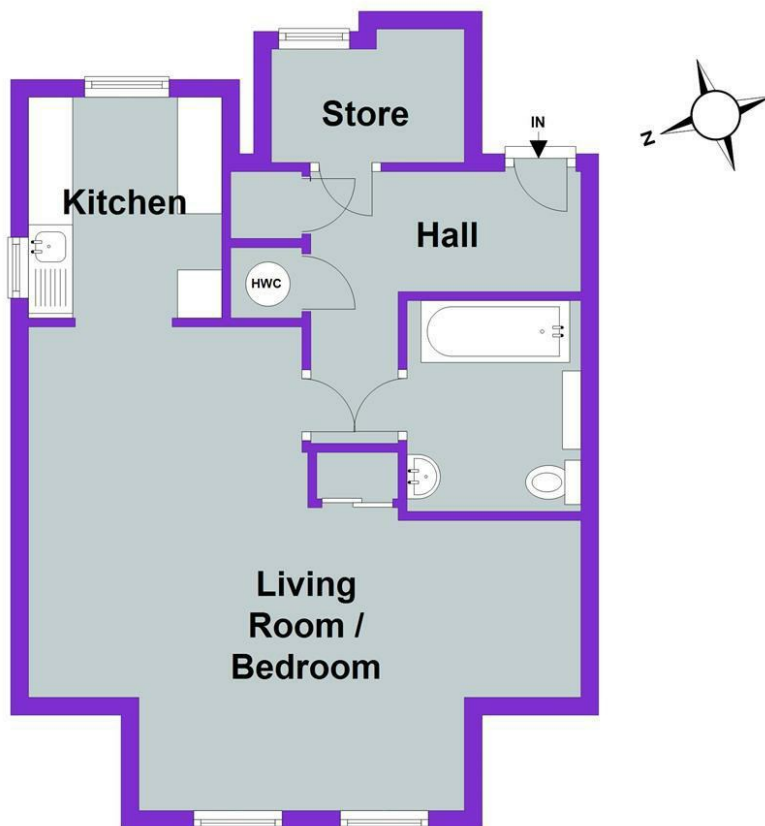
Communal facilities of the block comprise a residents lounge and kitchen, car parking, well kept communal grounds to the rear with patio area, lift access & 24hr Care Link facilities.

The property is offered for sale on a chain free basis. Please note that purchasers must be 60 + in order to qualify for purchase and to live within the block.



Second Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



Total area: approx. 46.9 sq. metres (504.6 sq. feet)

COMMUNAL HALLWAY

Stairs and lift service to top floor.

ENTRANCE HALLWAY

Built-in coats cupboard, built-in airing cupboard housing hot water tank, door leading to small store room with window to the rear, storage heater.

BED/LIVING ROOM

20'1 x 13'6 max (narrowing to 10'6) (6.12m x 4.11m max (narrowing to 3.20m))

Two double glazed windows to front, two storage heaters, built-in wardrobe, open plan to:

KITCHEN AREA

8'6 x 6'10 (2.59m x 2.08m)

Double glazed windows to side and rear, fitted wall and base units with worktops to two walls, stainless steel sink unit, space for appliances.

BATHROOM

Requiring updating. Suite comprising bath, pedestal wash basin, WC, part tiled walls, wall heater.

COMMUNAL FACILITIES

Residents communal lounge and kitchen area.

GARDENS

Well kept communal gardens to front and rear. The rear providing a large lawn area and sunny patio.

PARKING

Residents car park to front.

LEASE & MAINTENANCE

LEASE - 99 Years from 25/3/1987 69 Years remaining

MAINTENANCE CHARGES - £3376.66 pa

GROUND RENT - £225.00 pa

COUNCIL TAX

London Borough of Bromley - Band tba

AGENTS NOTE

Purchasers must at least 60 years of age in order to purchase a property within Montague Lodge.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.