



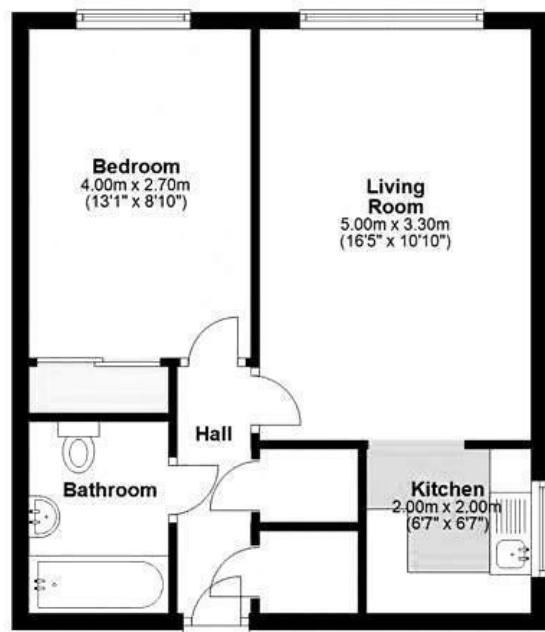
4 Montague Lodge, 95 Rectory Road, Beckenham, Kent, BR3 1XF

Offers In The Region Of £120,000

- Retirement Flat
- One Double Bedroom
- 24 Hours Care Link
- No Onward Chain
- Over 60s Only
- Open Plan Lounge/Kitchen
- On Site House Manager
- Ground Floor
- Bathroom
- EPC Rating: C

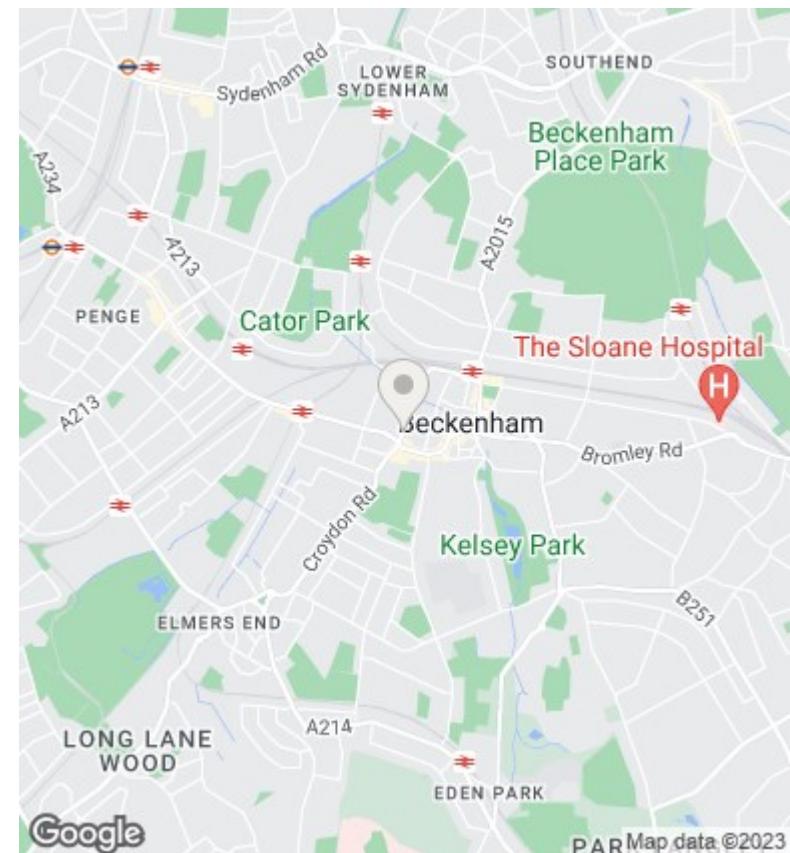
Floor Plan

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 43.3 sq. metres (466.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlantUp.



Directions

Viewings

Viewings by arrangement only. Call 020 8663 3322 to make an appointment.

Council Tax Band

B

EPC Rating:

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC