



Charles Bainbridge



8 Warren Lodge, 177 Ashford Road,
Thanington Without, Canterbury, Kent, CT1 3XR

£115,000





A comfortable purpose-built retirement apartment on the ground floor set just outside the City of Canterbury. The property occupies a setting within the building which gives the main sitting/dining room a lovely aspect and access to the communal patio via the French doors. The adjoining kitchen is comprehensively fitted with a range of wall, drawer and floor units and incorporates an integral oven and hob. The main bedroom has a built in wardrobes and there is a second bedroom and a bathroom. The property benefits from double glazed windows and doors, electric heating and pull cords alarms throughout the property.

The complex as a whole a pleasant setting with well kept communal gardens. There is an onsite house manager Monday to Friday 9am to 1pm and a 24-hour emergency cover with pull cords within the apartments and building. The communal residents' facilities include a lounge, kitchenette, lift accesses all floors and there is an entry com system to the front door. Residents' car park which is available on a first come, first serve basis. New resident are accepted from 55 years of age.

The property is set on the edge of Canterbury with nearby facilities of Wincheap including Morrisons supermarket and Boots pharmacy. On the far side of the A28 is an attractive riverside path following the river Stour into Canterbury City Centre and outwards towards Chartham and beyond, providing lovely walks and cycling. Canterbury boasts an extensive range of amenities including a wide selection of shops, restaurants and sports facilities plus a comprehensive range of schools, colleges and universities. There are two mainline railway stations serving the city with Canterbury West providing a High-Speed link to London St Pancras with a journey time of approximately 55 minutes. Easy access can be gained onto the A2 at Wincheap in both the North and South bound directions. The outlying East Kent countryside provides further walking and cycling.

Services: No gas. Mains electricity, water, sewage.

Tenure: Leasehold

Lease term: 125 years from 1st April 1998

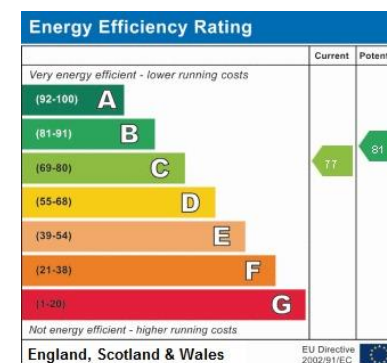
Service charge: Approx. £4,230 per annum (TBC)

Ground rent: Approx. £525 per annum (TBC)

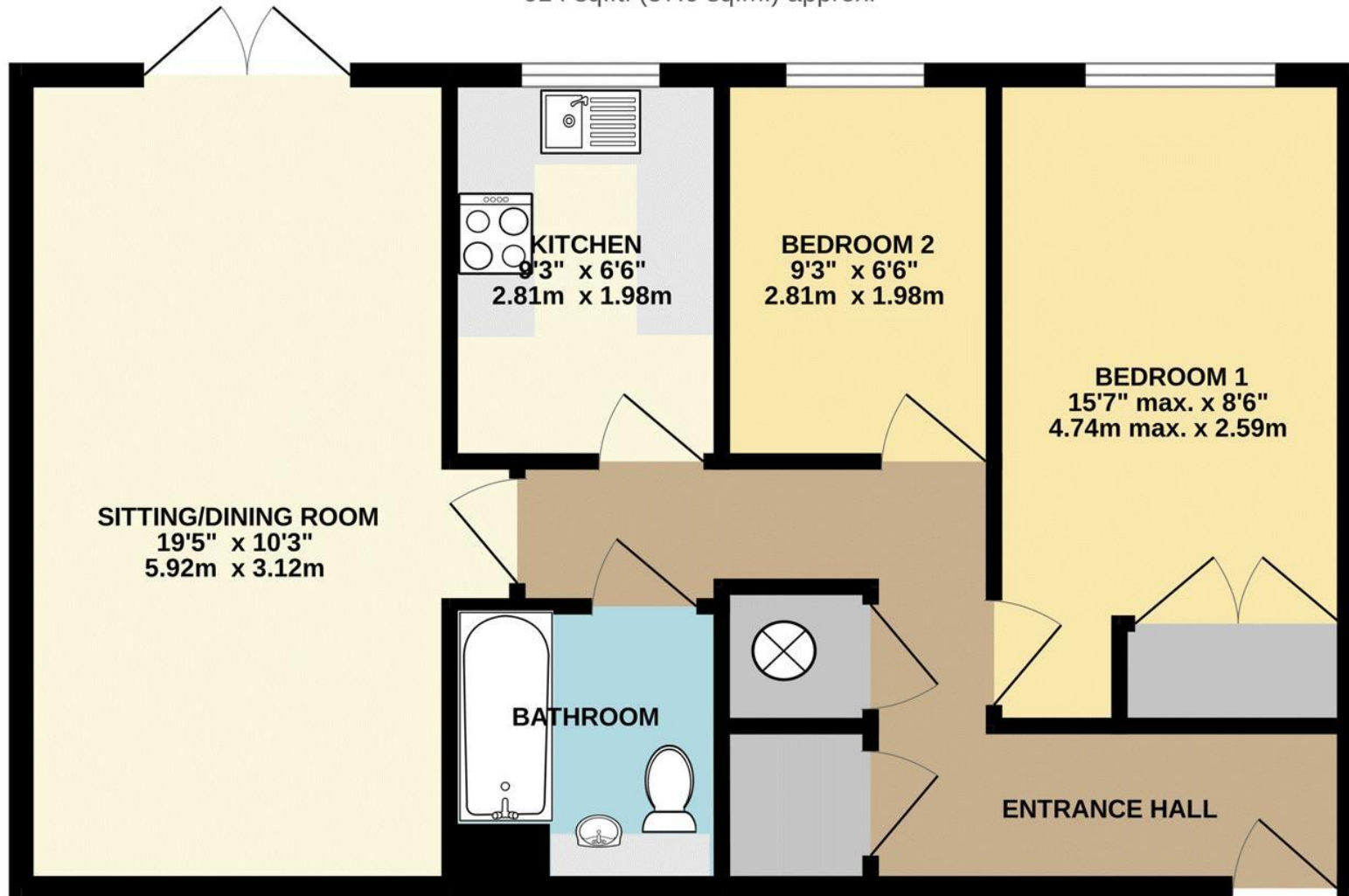
Council Tax Band: C

Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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