



Charles Bainbridge



44 Abbotts Lodge, Roper Road,  
Canterbury, Kent, CT2 8FD

£210,000









A beautifully appointed second-floor apartment offers a refined and secure lifestyle within one of Canterbury's most sought-after retirement developments. The property combines contemporary design with thoughtful practical features, creating a home that is both comfortable and effortlessly elegant.

The light-filled accommodation includes a generous sitting room with space for both dining and relaxation, a modern fitted kitchen complete with integrated appliances, and two inviting bedrooms. Every detail has been carefully considered to offer independence and peace of mind, with lift access to all floors and a 24-hour emergency call system in place.

Residents enjoy an exceptional range of shared amenities, including a welcoming lounge for social gatherings, immaculate communal gardens, a dedicated laundry facility and a beautifully presented guest suite for visiting family and friends. The development also benefits from a residents' car park, a wellbeing room and an on-site manager available during weekday hours to ensure daily support and reassurance.

This is an ideal choice for those seeking a relaxed, low-maintenance lifestyle within a friendly community setting. Offering security, style and comfort in equal measure, this outstanding home is not to be missed.

Perfectly positioned for convenience, the apartment is within close proximity to a host of nearby facilities in St. Dunstan's including The Goods Shed which incorporates Farmer's Market style shopping with quality butcher, green grocer and fishmonger amongst many others, plus a highly regarded restaurant. Sainsbury's Local is also nearby together with a range of independent retailers. The City centre is a short walk and offers a comprehensive range of shops, restaurants and leisure facilities. There is an impressive range of schools, colleges and universities in the City and the highly regarded Marlowe Theatre. Canterbury West station is only a short walk and provides High Speed rail services to London St. Pancras with a journey time of approx. 55 mins.

Services: Electricity, water and sewage are understood to be connected. No gas.

Tenure: Leasehold

Lease term: 125 years and 3 days from and including 1st May 2013

Service charge: Approx. £4,326.84 per annum

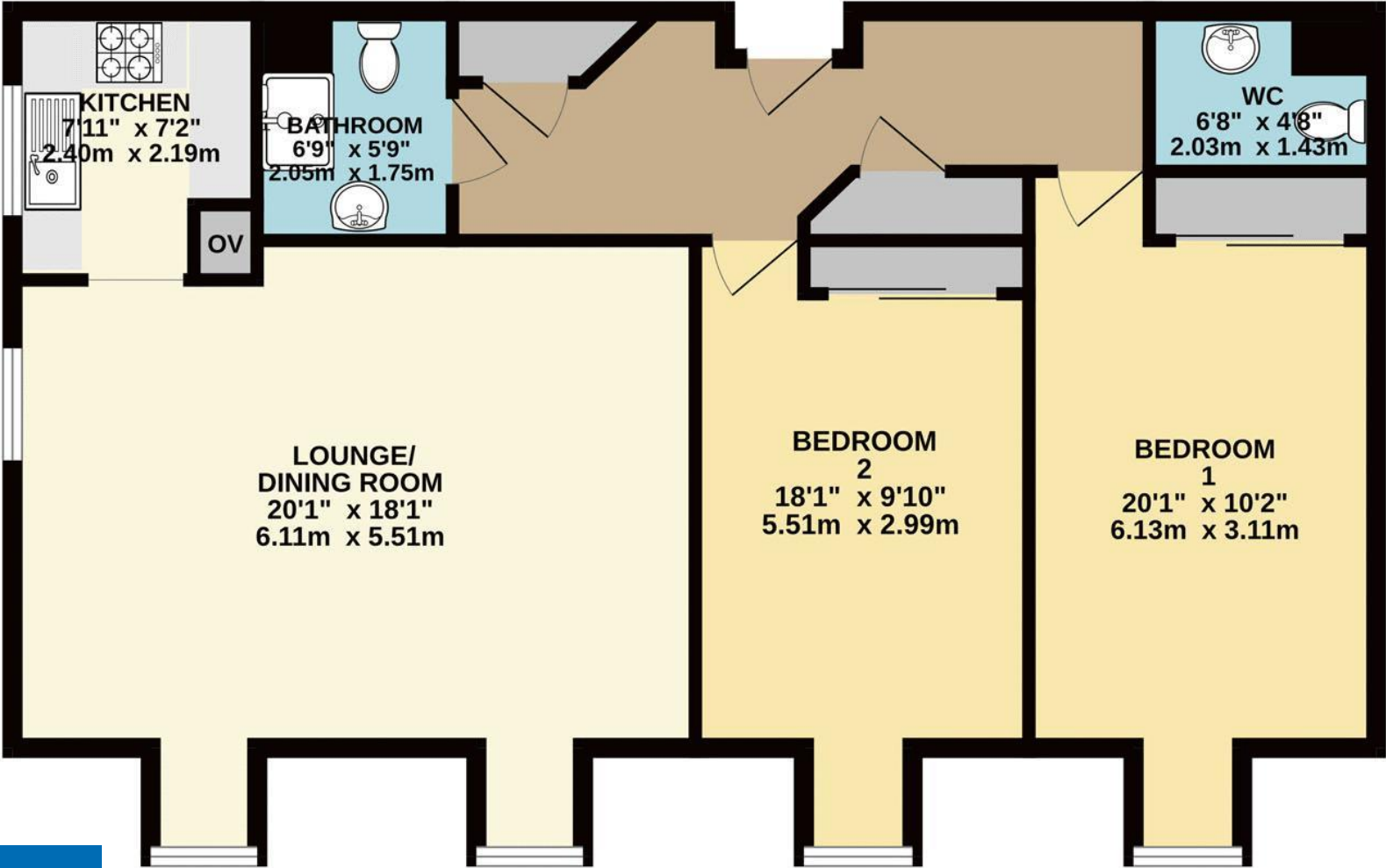
Ground rent: Approx. £702.24 per annum

Council Tax Band: D

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane, Canterbury, Kent, CT1 2UR.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)

894 sq.ft. (83.1 sq.m.) approx.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 79                      | 81        |
| (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 |           |

TOTAL FLOOR AREA : 894 sq.ft. (83.1 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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