



Asking Price £230,000 Leasehold

2 Bedroom, Apartment - Retirement

23, Abbots Lodge Roper Road, Canterbury, Kent, CT2 8FD

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Churchill
Sales & Lettings
Retirement Property Specialists

Abbots Lodge

Abbots Lodge is an exclusive development of 49 one and two bedroom apartments in the City of Canterbury.

The Lodge and the apartment are heated by Air Source Heating. The costs for the heating are included in the service charges.

The Lodge is in the perfect location of St Dunstan's which is situated just to the edge of the City Centre outside the city walls giving easy access to the impressive range of shops and places to eat and visit all within easy walking distance, including The Goods Shed which consists of a foodhall, farmers market and restaurant. The cathedral City of Canterbury lies on the River Stour and is situated in the County of Kent, known as the Garden of England.

Local transport is excellent with bus stops almost outside and train station just a few hundred yards away with direct links into St Pancras International, London Charing Cross and London Victoria. The Eurostar at Ashford International, which opens up a gateway to Europe, is just a 20-minute rail journey away.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Abbots Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Abbots Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Abbots Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this two double bedroom apartment which is situated on the first floor of this much sought after development, Abbots Lodge. The apartment offers deceptively spacious accommodation and is located in a convenient position, a short distance from the lift.

The Lounge is a sizeable room which has ample space for living and dining room furniture. There is a bay window overlooking Roper Road and a door leading through to the Kitchen.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer.

Bedroom One is a generous double room which has a useful built in wardrobe and space for additional bedroom furniture if required.

Bedroom Two is another generous double room which could also be utilised as a dining room or study/hobbies room.

The Shower Room benefits from a curved glass shower cubicle, a WC and a wash hand basin with vanity unit.

Perfectly complementing this apartment is a separate Guest Cloakroom and two storage cupboards, all of which are located in the hallway.



Features

- 2 Bedroom First Floor retirement apartment
- Conveniently located for the lift
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Landscaped gardens and borders



Key Information

Service Charge (Year Ending 31st May 2024):
£5,252.39 per annum.

Ground rent £702.24 per annum. To be reviewed
May 2027.

Council Tax: Band D

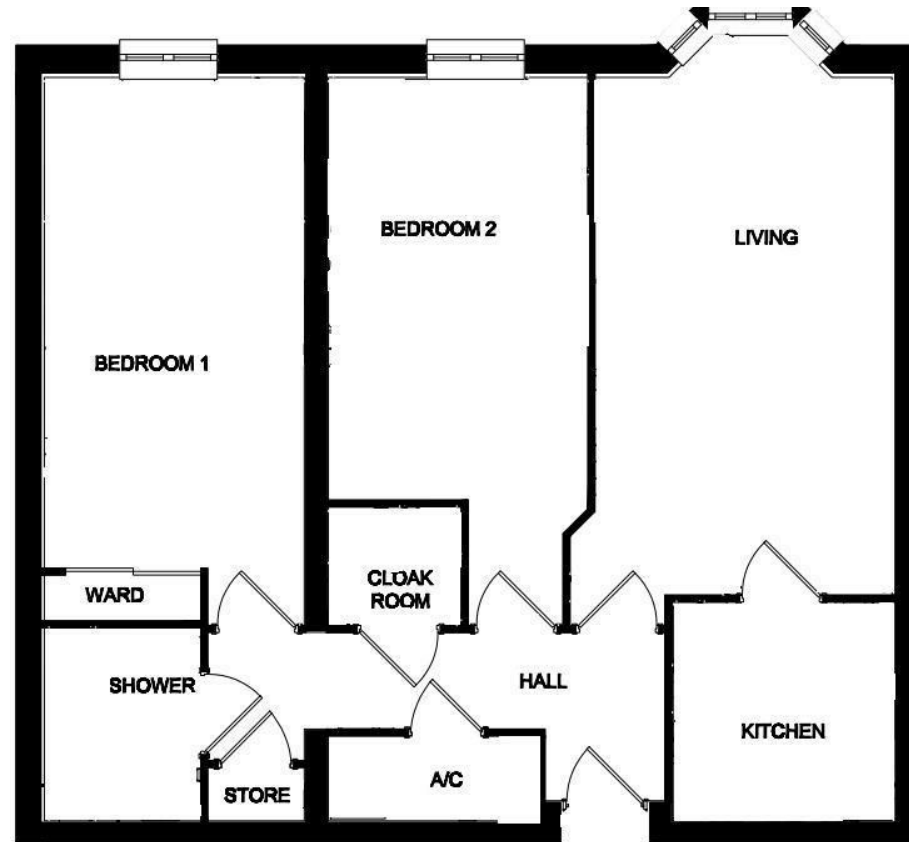
125 year Lease commencing 2013

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: C



Living	Width	11'-6" [3495] max	Length	20'-0" [6105] max
Kitchen	Width	7'-10" [2385] max	Length	7'-10" [2380] max
Shower Room	Width	5'-7" [1695] max	Length	6'-11" [2100] max
WC	Width	4'-9" [1445] max	Length	4'-3" [1290] max
Bedroom 1	Width	9'-3" [2820] max	Length	19'-7" [5960] max
Bedroom 2	Width	9'-3" [2820] max	Length	19'-7" [5960] max

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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