



£240,000 Leasehold
1 Bedroom First Floor Apartment
Abbots Lodge, Roper Road, Canterbury, CT2 8FD

Stratton & King
The retirement property specialists
0800 077 8717



Owners Lounge

Overview

The apartment is a 1 bedroom on the first floor of Abbots Lodge with a south west facing aspect. The apartment is heated by the lodges super efficient heat pump which is included in the service charges. The living room has a feature electric fireplace and surround and the bedroom has fitted sliding door wardrobes. The kitchen has a modern white gloss finish and fully fitted with integrated appliances and the shower room is tiled with a walk in curved glass shower. The hallway has a large airing cupboard for storage. The Lodge has a private owners' car park to the front of the lodge and a fully equipped Laundry Room for the use of owners.

Details

- One bedroom First Floor retirement apartment
- 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
- Guest suite for visitors & use of over 100 guest suites in Churchill Retirement lodges across the country
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Landscaped gardens and borders
- Fully equipped laundry room



Owners Lounge





Accommodation

The apartment is a 1 bedroom to the first floor of Abbots Lodge with a south west facing aspect. The apartment is heated by the lodges super efficient heat pump which is included in the service charges. The living room has a feature electric fireplace and surround and the bedroom has fitted sliding door wardrobes. The kitchen has a modern white gloss finish and fully fitted with integrated appliances and the shower room is tiled with a walk in curved glass shower. The hallway has a large airing cupboard for storage. The Lodge has a private owners' car park to the front of the lodge and a fully equipped Laundry Room for the use of owners.

Abbots Lodge is an exclusive development of 49 one and two bedroom apartments in the City of Canterbury. The Lodge is in the perfect location just to the edge of the City Centre giving easy access to the impressive range of shops and places to eat and visit. The cathedral City of Canterbury lies on the River Stour and is situated in the County of Kent, known as the Garden of England. There is a wide variety of leisure activities and amenities in Canterbury, including a visit to the famous Canterbury Cathedral, which is the oldest in England, the Ghost Tour around the City and historic river trips to name a few.

Canterbury is home of Kent County Cricket Club with the St Lawrence Ground being situated to the South of the City, one of the oldest grounds on which first-class cricket is played. Another famous attraction is the recently re-opened Marlowe Theatre which is named after the playwright Christopher Marlowe, who was born and attended school in the City.

The Canterbury district has something to offer everyone from the meandering rivers, lush green pastures and ancient woodlands to the neighbouring traditional seaside towns of Herne Bay and Whitstable with their beautiful beaches and traditional charm rich in maritime history. 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.

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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's manager, Sue, is on hand throughout the day to support the residents and keep the development in perfect shape. Sue arranges many regular events in the Owners' Lounge from coffee mornings to games afternoons. For any visiting guests, the furnished twin guest suite is perfect and available for just £15 per night for 1 visitor and £20 (£10 each) for 2 visitors. The same excellent value is available across more than 100 Churchill Retirement Lodges for owners to visit throughout the UK.

Abbots Lodge is managed by the award winning Millstream Management Services, working closely with Churchill Retirement Living and Stratton & King 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. Each Apartment is completely self-contained with its own front door, providing you with privacy and peace and quiet when you want it. When you fancy some company, you'll find the Owners' Lounge a popular and relaxed place to meet.

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Additional Information

Service Charge per 6 months: £926.80

Ground Rent per 6 months: £272.50

Council Tax: Band C - £1,429.85

120 lease years remaining

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

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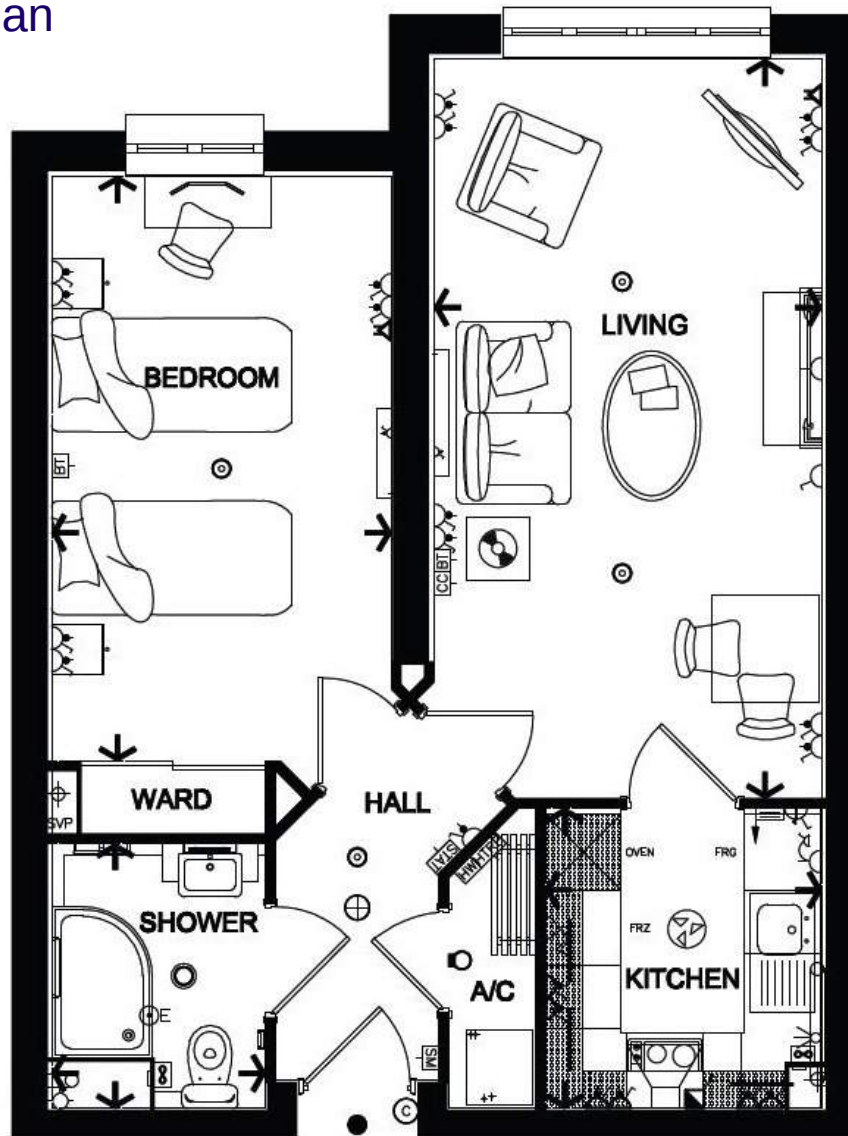
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Floorplan



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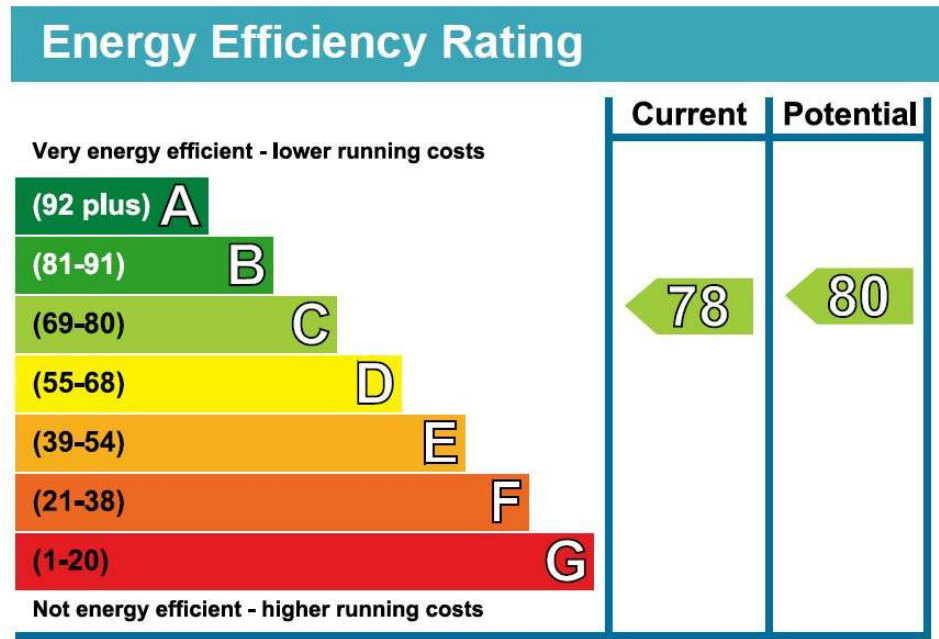
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Energy Performance Certificate



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General Information

VIEWING Only through Stratton & King Ltd, Ringwood Office: 0800 077 8717.

COUNCIL TAX Please refer to www.voa.gov.uk to verify this information.

RESIDENTS must be aged over 60 years and in accordance with the lease.

TENURE The vendor has confirmed verbally that the property is leasehold but you should check this with your legal advisor before exchanging contracts.

SERVICE CHARGES and **GROUND RENT** are applicable on this property and information on this can be gained from ourselves on request.

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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