

## 7 Warren Lodge

177 Ashford Road, Canterbury, Kent, CT1 3XR



**PRICE: £120,000**

**Lease: 125 years from 1998**

### Property Description:

A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH PATIO DOOR Warren Lodge was constructed by Pelham Homes, and comprises 25 two bedroom apartments arranged over three floors served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

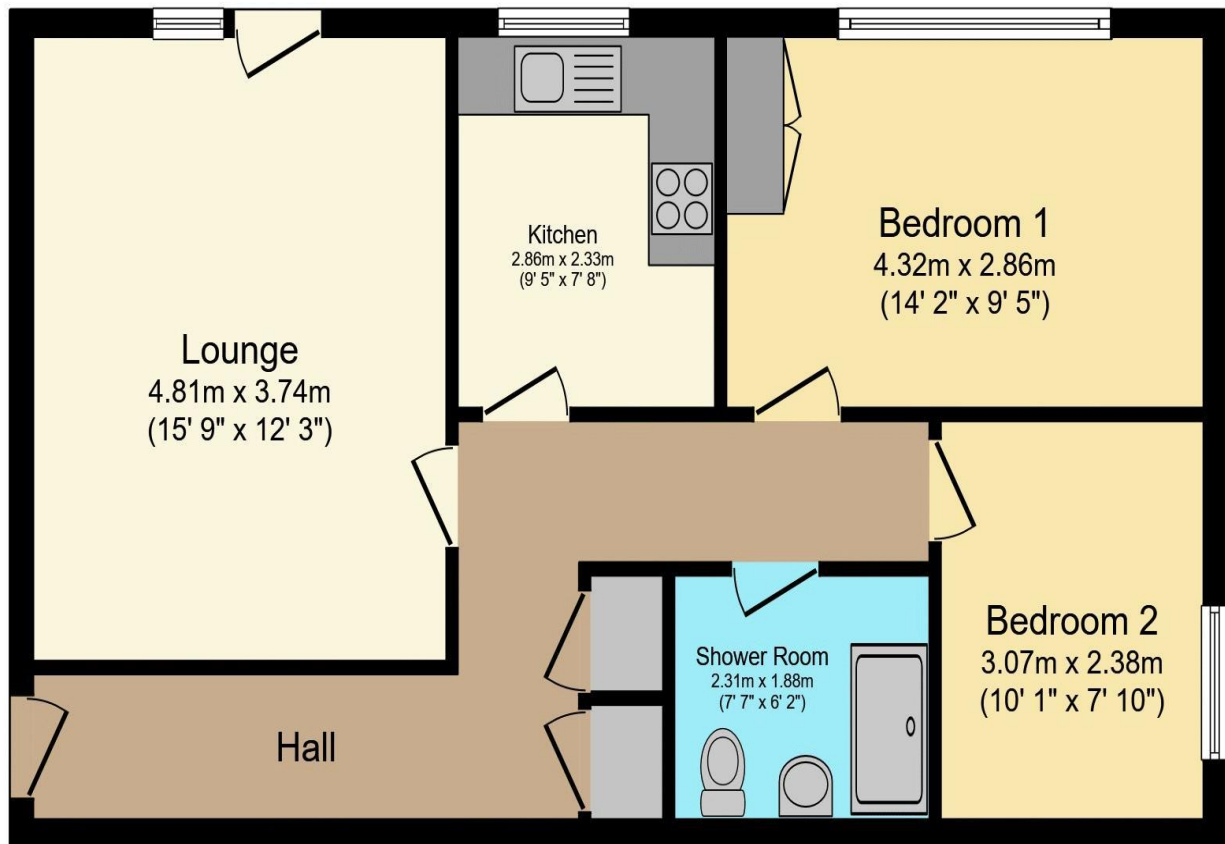
Residents' lounge with kitchen  
Communal landscaped gardens  
24 hour emergency Appello call system  
Minimum Age 55  
Development Manager

Lift to all floors

Lease: 125 years from 1998



**For more details or to make an appointment to view, please contact  
Mandy Bolwell**



Total floor area 63.9 m<sup>2</sup> (687 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**For Financial Year Ending:**

**31/12/25**

**Annual Ground Rent:**

**£TBC**

**Ground Rent Period Review:**

**TBC**

**Annual Service Charge:**

**£4,308.68**

**Council Tax Band:**

**C**

**Event Fees:**

**0.00 Transfer**  
**0.00 Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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