

# Guide Price £195,000 Leasehold

## 2 Bedroom, Apartment - Retirement

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

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# 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 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.

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 the Guest Suites at all Churchill 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 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.








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# Property Overview

**TWO BEDROOM TWO BATHROOM RETIREMENT APARTMENT**

**SOUTH WEST FACING**

Welcome to Abbots Lodge! Churchill Sales & Lettings are delighted to be marketing this two bedroom first floor apartment. The property is conveniently located near the lift and offers spacious accommodation throughout.

The Kitchen is accessed via the Living room with a range of modern 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 freezer. A window allows for light and ventilation.

The Living room offers plenty of space for living room furniture and a large bay window provides lots of natural light.

Bedroom one is a generous double with two built in wardrobes with sliding doors. There is plenty of space for additional furniture and a large window keeps this lovely bedroom light and airy. An En-suite wet room offers a shower with a handrail and shower seat, a heated towel rail, WC and wash basin with vanity unit beneath. This room is also wheelchair friendly.

Bedroom two is another good sized room which could also be used as a separate living room, study or hobby room.

The Bathroom offers a full sized bath tub with overhead shower and a handrail, a heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two useful storage cupboards located off the hallway.

This apartment simply must be viewed!







# Features

- Two bedroom two bathroom first floor 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
- Great location close to the town centre & excellent transport links
- Fully equipped laundry room
- Landscaped gardens and borders
- A Guest Suite is available for your friends and family to stay in
- South West facing







# Key Information

Service Charge (Year Ending 31st May 2027): £4,538.06 per annum.

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

Council Tax: Band D

125 year Lease commencing 2013

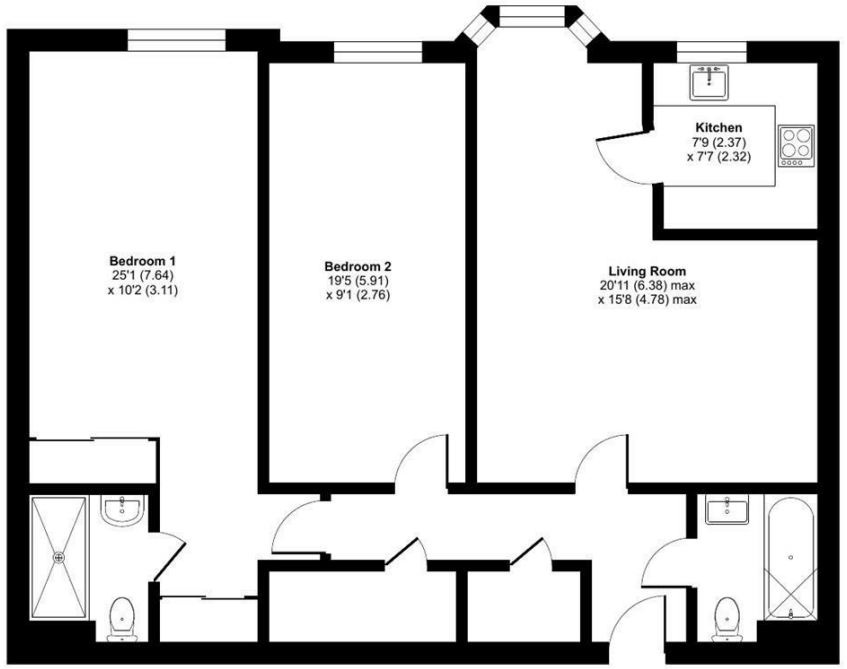
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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.

EPC Rating: B

Approximate Area = 979 sq ft / 90.9 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1446102

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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