Asking Price £150,000 Leasehold

1 Bedroom, Apartment - Retirement

1, 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.

Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT

This delightful one bedroom ground floor apartment enjoys a desirable south-westerly facing position and offers deceptively spacious accommodation throughout. Presented in very good order, the apartment is ready for a new owner to make it their own. Conveniently located close to the Owners' Lounge, main entrance and laundry room, it provides easy access to the development's communal areas.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A large bay window fills the room with natural light.

The Kitchen is accessed via the Living Room and offers 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 a freezer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built-in mirrored wardrobe and plenty of space for additional bedroom furniture if desired.

The Shower Room offers a curved shower with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

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

Call us today to book your viewing!

Features

- One bedroom ground floor retirement apartment
- Good decorative order throughout
- 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
- Owners' private car park
- Fully equipped laundry room
- 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

Key Information

Service Charge (Year Ending 31st May 2027): £3,025.38 per annum.

Ground rent £637.88 per annum. To be reviewed May 2027.

Council Tax Band C

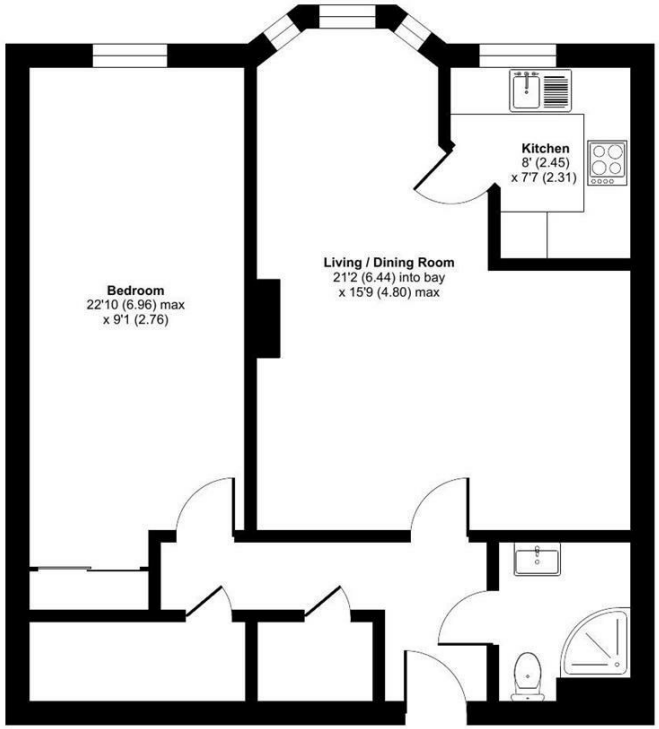
125 year Lease commencing 2013

Please check regarding Pets with 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.

Approximate Area = 684 sq ft / 63.5 sq m

For identification only - Not to scale



EPC Rating: C

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: 1527601

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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