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Asking Price £150,000 Leasehold

1 Bedroom, Apartment - Retirement

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

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Abbots Lodge

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 of 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

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment with Juliet balcony. The property offers well proportioned accommodation throughout and is presented in fantastic order.

The Lounge is a good-sized room which has ample space for living and dining room furniture. There is a feature electric fireplace with attractive surround and a door opens to a Juliet balcony.

The Kitchen, which is accessed via the Lounge, offers a range of colour co-ordinated eye and base level units with working surfaces over and tiled splashbacks. There is a built in oven, 4-ring electric hob, fridge and freezer. Windows provide light and ventilation.

The Bedroom is a generous double with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required.

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

Perfectly complimenting this lovely apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Abbots Lodge!



# Features

- One bedroom first floor retirement apartment
- Fully fitted kitchen with integrated appliances
- A New Boiler was installed in 2021
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park / Fully equipped laundry room
- Great location close to the town centre & excellent transport links
- Landscaped gardens and borders
- Lodge manager available 5 days a week
- 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 Living developments across the country.



# Key Information

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.

Service Charge (Year Ending 31st May 2025): £2,808.22 per annum.

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

Council Tax: Band C

125 year Lease commencing 2013

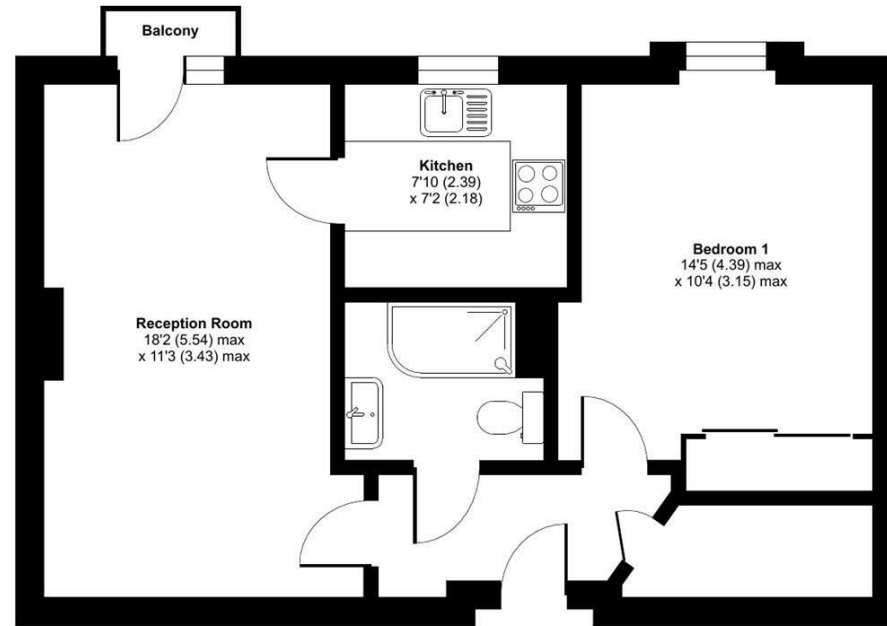
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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.

Approximate Area = 516 sq ft / 48 sq m

For identification only - Not to scale



EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1173913

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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