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Asking Price £250,000 Leasehold

2 Bedroom, Apartment - Retirement

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



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Sales & Lettings  
Retirement Property Specialists



# 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 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

## **\*\*TWO BEDROOM TWO BATHROOM RETIREMENT APARTMENT\*\***

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

The Kitchen is accessed via the Lounge 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 Lounge offers a feature electric fireplace with attractive surround. There is plenty of space for living room furniture and a large window boasts impressive views of the communal gardens.

The Dining Room is located just off the Lounge with two windows providing lots of natural light. This space could also be used as a study area.

Bedroom one is a generous double with built in fitted storage and a built-in mirrored wardrobe. There is plenty of space for additional furniture. A large window keeps this lovely bedroom light and bright.

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

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

A separate WC is located off the hallway and offers a WC with wash hand basin and heated towel rail.

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

This apartment simply must be viewed!



# Features

- Two Bedroom First Floor Apartment with Garden Views
- 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
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Landscaped gardens and borders
- Fully equipped laundry room
- 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

Service Charge (Year Ending 31st May 2025):  
£4,236.40 per annum.

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

Council Tax: Band D

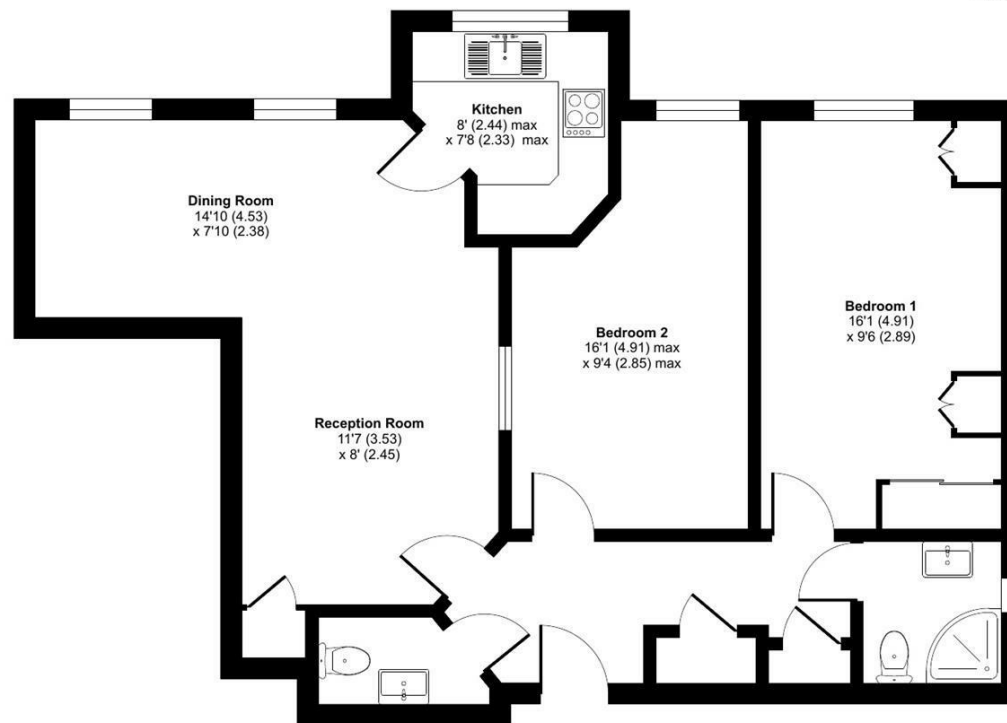
125 year Lease commencing 2013

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.

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 = 758 sq ft / 70.4 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). © nchecon 2024.  
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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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