



Asking Price £260,000 Leasehold

2 Bedroom, Apartment - Retirement

39, 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. There are cafes, restaurants, parks and the Goods Shed within a few minutes' walk as well as being close to the West End of Canterbury, with the Marlowe Theatre. 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 PENTHOUSE RETIREMENT APARTMENT****

****LARGE PRIVATE TERRACE****

This exceptional two-bedroom apartment is perfectly positioned within the development and benefits from immediate lift access. Rarely available, it is one of only two apartments with private outdoor space, offering a large south-west facing balcony ideal for enjoying the afternoon and evening sun, complemented by spacious accommodation throughout.

The bright and airy Living room offers ample space for living room furniture and benefits from a feature electric fire with attractive surround. French doors open directly onto the balcony, and a window fills the room with natural light.

The modern Kitchen offers a range of 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 and a fridge/freezer.

Bedroom One is a generous double room with a built-in mirrored wardrobe and ample space for additional bedroom furniture. A window keeps this lovely room bright and airy.

Bedroom Two is another good-sized double. This room could also be used as a separate Dining Room, Study or Hobby Room.

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

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

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

This apartment simply must be viewed!



Features

- Two bedroom penthouse apartment with large Southwest facing terrace
- Beautiful roof-top views over Canterbury
- Fully fitted kitchen with integrated appliances & easy access to the lift
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Fully equipped laundry room
- 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 the Guest Suites at all Churchill Living developments across the country



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.

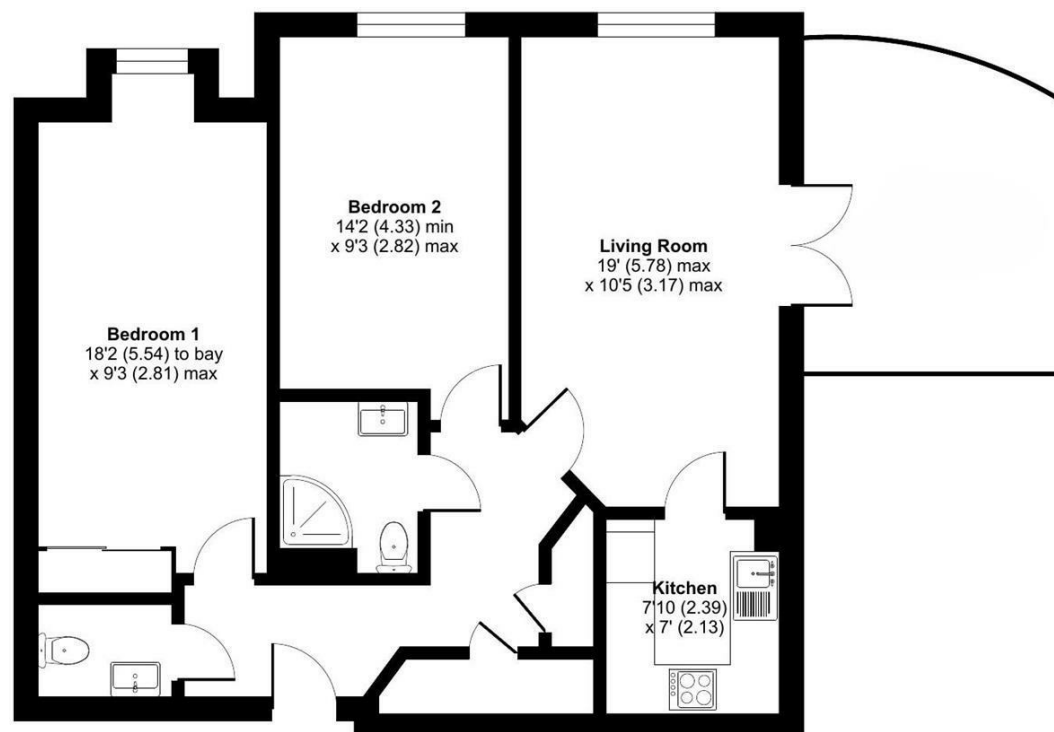
Council Tax: Band D

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.

Approximate Area = 779 sq ft / 72.4 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). © n/checom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1510700

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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