

3 Warren Lodge

177 Ashford Road, Canterbury, Kent, CT1 3XR



PRICE: £110,000

Lease: 125 years from 1998

Property Description:

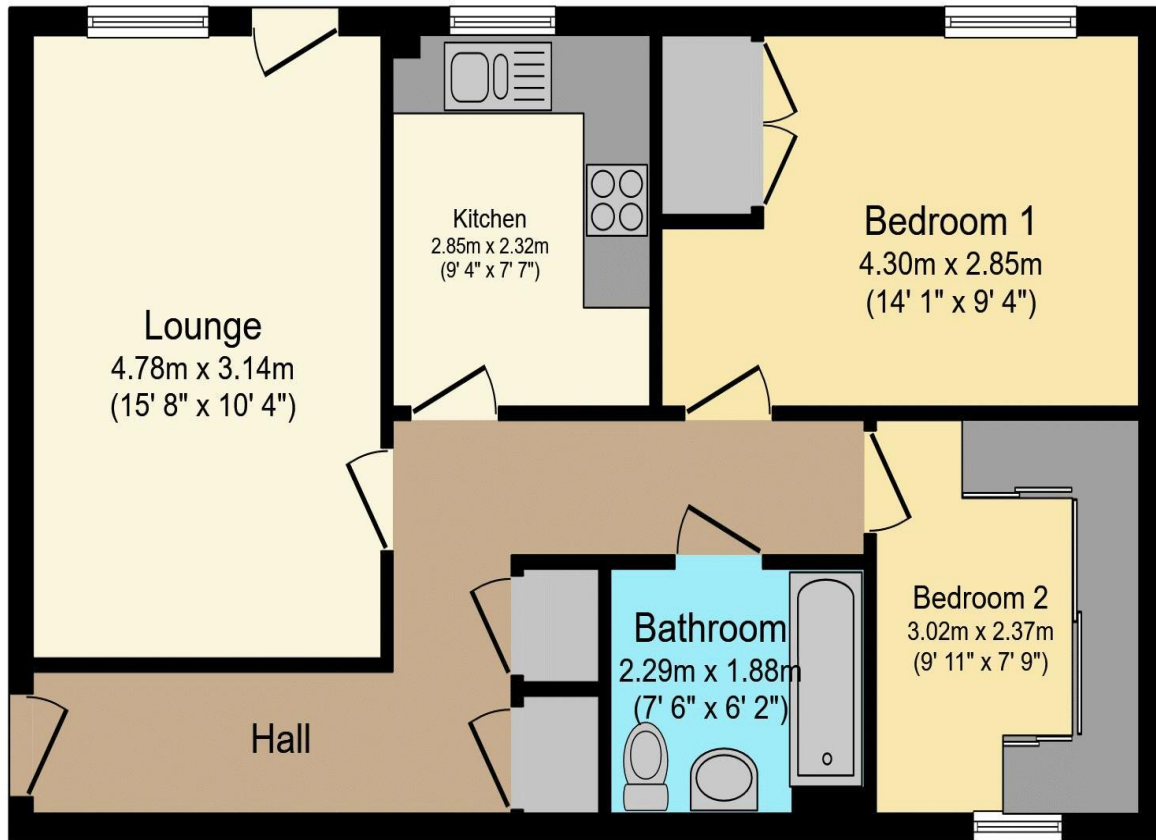
A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH ACCESS TO A PATIO AREA

Warren Lodge was constructed by Pelham Homes and comprises 25 two-bedroom apartments arranged over three floors served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24-hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- ❖ Residents' lounge with kitchen
- ❖ Communal landscaped gardens
- ❖ 24-hour emergency Appello call system
- ❖ Development Manager
- ❖ Lift to all floors
- ❖ Minimum Age 55
- ❖ Lease: 125 years from 1998



**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 59.5 sq.m. (640 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/12/24

Annual Ground Rent:

£TBC

Ground Rent Period Review:

TBC

Annual Service Charge:

£4331.60

Council Tax Band:

C

Event Fees:

0% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.