

## 27 Abbots Lodge Canterbury CT2 8FD

£120,000



- One bedroom first floor retirement apartment
- Lift access
- 24 Hours careline system for safety and security
- Car park (Not allocated)
- Communal lounge, laundry and garden
- Fully fitted kitchen with integrated appliances



INVESTMENT opportunity Gordon Miller Property Consultants are pleased to offer this modern chain free one bedroom retirement apartment on the first floor of the desirable Abbots Lodge retirement development close to Canterbury city centre. The apartment is heated by the lodges super efficient heat pump system which is included in the rent. The lodge has a private car park to the front of the building, fully equipped laundry room and a lift to the first floor. The apartment has emergency careline system installed and is monitored 24 hours a day 365 days a year by the careline team. Abbots lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55 each apartment has its own front door.

Wooden fire door accessed from communal corridor leading to

**Entrance Hall 4' 8" x 4' 3" (1.42m x 1.29m)**

Fitted carpet, storage cupboard housing electrical consumer unit and hot water tank supplying domestic hot water and shelving, power point, doors leading to

**Living Room 18' 5" x 10' 6" (5.61m x 3.20m)**

Double glazed sliding window to front, fitted carpet, wall mounted electric heater, power points, TV point, inset electric fire place with surround door, leading to kitchen

**Kitchen 7' 9" x 7' 1" (2.36m x 2.16m)**

Matching wall and base units with working surfaces over and inset stainless steel sink with mixer taps, electric induction hob with cooker hood over, under cabinet lighting, integrated electric fan oven, under counter integrated fridge and freezer, integrated dish washer, power points, extractor fan, vinyl flooring, wall mounted electric heater

**Bedroom 17' 6" x 9' 4" (5.33m x 2.84m)**

Double glazed sliding window to front, fitted carpet, wall mounted electric heater, power points, BT point, TV point, built in double wardrobe with mirrored sliding doors

**Shower Room 6' 9" x 5' 5" (2.06m x 1.65m)**

Walk in shower cubicle with thermostatic shower bar with hand and towel rail, close couple WC, vanity unit with storage space and inset sink with mixer tap, mirrored wall cabinet with storage, heated towel rail, wall tiled floor to ceiling, extractor fan

**Tenure**

The property is to be sold leasehold. The lease runs for 125 years from May 2013 the ground rent is £637.88 per annum

**Service charge**

The service charge is £3490.42 per annum

**Council Tax**

Band C

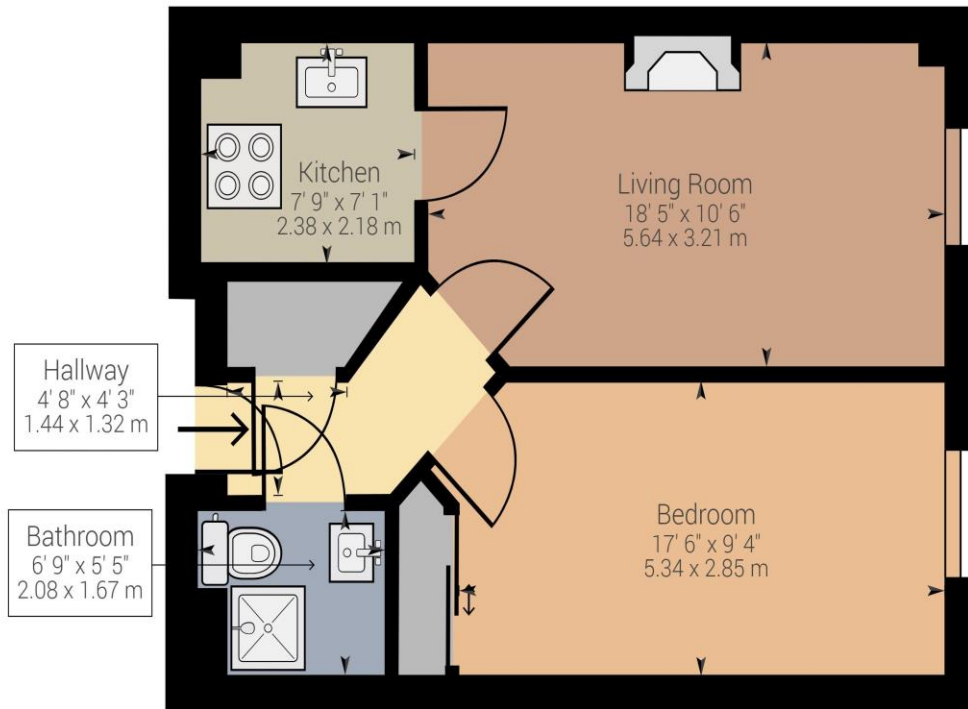
**EPC Rating**

Band C

**Mains services**

The following mains services are connected to the property electric and water

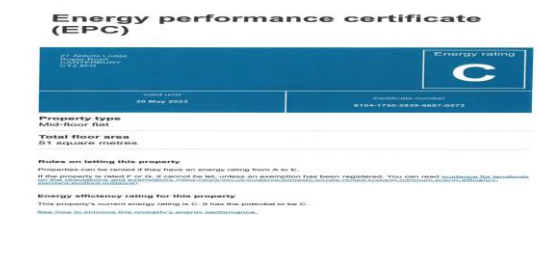




Approximate net internal area: 518.49 ft<sup>2</sup> / 48.17 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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