



**Flat 3, Warren Lodge, 177 Ashford Road**

Offers Over **£120,000**





# Flat 3

## Warren Lodge, Canterbury

Miles and Barr are delighted to offer this two bedroom ground floor apartment in Warren Lodge. Benefitting from direct access onto the communal gardens from the lounge patio doors this over 55s retirement home is part of a development constructed by Pelham Homes consisting of twenty five two bedroom apartments arranged over three floors with a lift. During the day an on site manager is available and out of hours there is a round the clock emergency call system. The apartment comprises an entrance hall, lounge diner with doors to the garden, kitchen, two bedrooms and bathroom. You will also find communal parking towards the front of the building. Please check out the virtual tour and contact Miles and Barr to arrange your viewing

Tenure: Leasehold

- Two Bedroom Retirement Home
- Ground Floor
- Access to the gardens
- On Bus Route
- Over 55s







## Entrance

## Ground Floor

### Kitchen

Dimensions: 2.90m x 2.34m (9'06 x 7'08).

### Lounge

Dimensions: 4.88m x 3.10m (16'00 x 10'02).

### Bedroom One

Dimensions: 4.32m x 2.87m (14'02 x 9'05).

### Bedroom Two

Dimensions: 3.05m x 2.36m (10'0 x 7'09).

### Bathroom

Dimensions: 2.31m x 1.88m (7'07 x 6'02).

## External

## Communal Parking







## Miles and Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)