



## 6 Abbots Lodge Roper Road, Canterbury

Offers Over £185,000

# 6 Abbots Lodge Roper Road

Canterbury, Canterbury

Miles and Barr are delighted to be offering to the market this large one bedroom ground floor apartment for the over 55's with its own separate entrance and warden assisted. Offered within the popular Abbots Lodge development, just a stones throw away from Canterbury city centre, local amenities and bus routes. This apartment is beautifully presented throughout and comprises the hallway, separate kitchen, lounge/diner, large bedroom and separate bathroom. The property offers residents the chance to socialise in the wonderful communal lounge and garden, enjoy a range of activities and take advantage of professional services such as chiropody and a hairdressers. The apartments are managed daily therefore all your needs are taken care of, a further benefit to the property includes a clothes washing and drying facility.

Tenure: Leasehold

- Council Tax Band - TBC
- Communal Lounge & Clothes Washing/Drying Facilities
- Ground Floor Apartment
- Beautifully Presented Throughout
- Light And Bright Accommodation
- Warden Assisted Flat For The Over 55's
- Short Walk To City Centre
- Close To Canterbury West Station





### Entrance

### Lounge/Diner

Dimensions: 6.12m x 3.20m (20'01" x 10'06").

### Bedroom

Dimensions: 4.88m x 2.79m (16'0" x 9'02").

### Kitchen

Dimensions: 2.39m x 2.16m (7'10" x 7'01").

### Shower Room

Dimensions: 2.08m x 1.68m (6'10" x 5'06").





## Miles and Barr

14 Lower Chantry Lane, Canterbury - CT1 1UF

01227 200 600

[canterbury@milesandbarr.co.uk](mailto:canterbury@milesandbarr.co.uk)

<http://www.milesandbarr.co.uk/>

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)