



Jenkinson realestates

Lord Warden Avenue | Walmer
Deal
Asking Price £255,000

Leasehold

Energy Performance Rating = D

Ground Floor Flat
Residents Parking

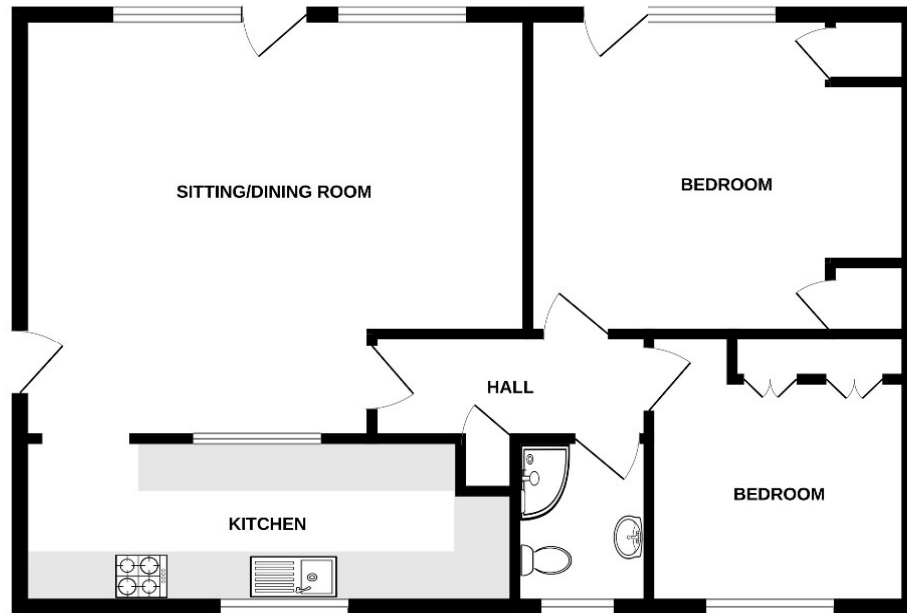
Offering Two Bedrooms
Communal Gardens
Open Plan Living Accommodation
No Onward Chain

Jenkinson Estates are pleased to bring new to the market this ground floor apartment in the popular location of Shaftesbury Court, Lord Warden Avenue, Walmer. This property comes to the market with no onward chain complications and really must be seen. The property offers spacious accommodation throughout including two double bedrooms and a shower room. There is also an open plan area which incorporates the living and dining space, which also leads through to the well-appointed kitchen, which includes an integrated fridge / freezer and washing machine. This area overlooks and opens onto a patio area, which in turn takes in the wonderful views over the well-kept communal gardens. The property is double glazed throughout and has a gas fired central heating. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates. Council Tax Band B Lease Length - Approx 940 Years Remaining Maintenance - £170.00pcm Ground Rent - £30.00p/a





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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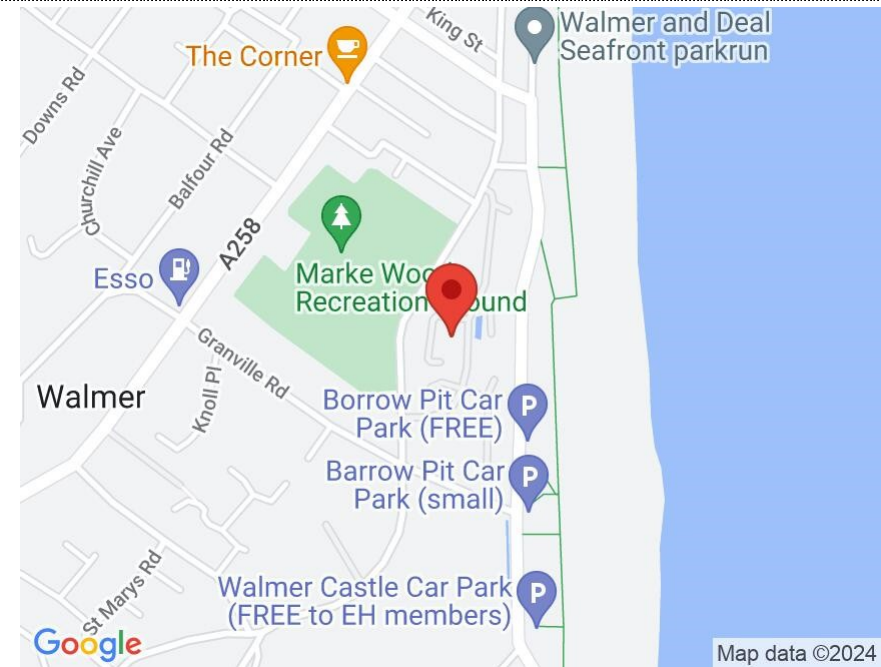
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Accommodation

Communal Entrance Hall

Living Room/Dining Room
16'9" x 15'9" (5.11m x 4.80m)

Kitchen
13'7" x 6'1" (4.14m x 1.85m)

Inner Hall
9'0" x 2'9" (2.74m x 0.84m)

Bedroom One

12'0" x 11'3" (3.66m x 3.43m)

Bedroom Two

10'7" x 8'1" (3.23m x 2.46m)

Shower Room

6'6" x 6'3" (1.98m x 1.91m)

Communal Gardens

