



Jenkinson realestates

Wellington Court  
Beechwood Avenue | Deal  
Asking Price £175,000



# Leasehold

Energy Performance Rating = C

Immaculate Ground Floor Flat  
Residents Parking

One Double Bedroom  
Communal Gardens

Popular Retirement Development  
No Onward Chain Complications

Jenkinson Estates are pleased to be able to offer new to the market this ground floor flat, situated in the popular development of Wellington Court. This complex is located on the edge Deal's Town Centre and the residents all enjoy the benefits of a Residential House Manager, communal lounge, communal gardens and round the clock access to Emergency Care line via pull cords throughout. The complex offers a good social atmosphere plus guest suite to the ground floor. The property offers good size accommodation throughout including a living / dining room which has the benefit of three windows providing a dual aspect, and opens into the kitchen. The property continues to impress with the double bedroom, complete with a fitted wardrobe and the bathroom. The property come to the market with no onward chain complications. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



Council Tax Band B

Vendor advises (11/23);

Lease - 125 years from 1st March 2005

Maintenance / Service Charge - £3,190.72p/a

Ground Rent - £395.00p/a







**Jenkinson**  
ESTATES  
0304 373 954  
www.jenkinson-estates.co.uk  
Deal's leading independent estate agent



**BRITISH  
PROPERTY  
AWARDS**

BRITISH PROPERTY AWARDS 2021

**GOLD WINNER**

FOR ESTATE AGENT IN

**DEAL**



**JOHN DAVIES**  
HEAD, JUDGE  
BRITISH PROPERTY AWARDS





**ROBERT McLEAN**  
DIRECTOR  
BRITISH PROPERTY AWARDS

**2021**

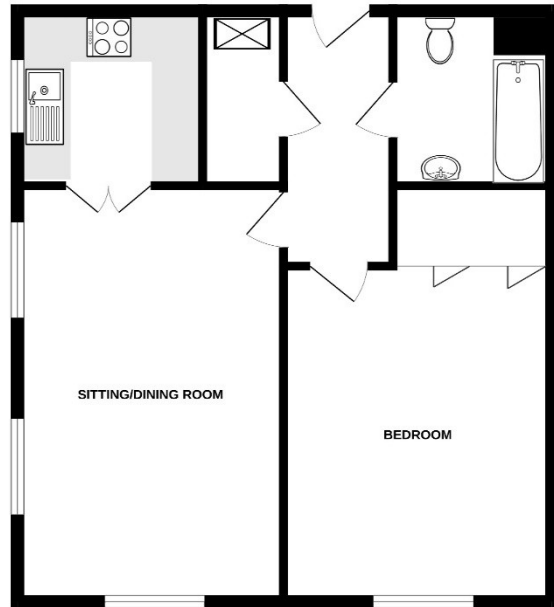
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**GOLD WINNER**

ESTATE AGENT  
IN DEAL



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Issue with drawings 12/22



Accommodation

Entrance Hall

Hallway

Sitting / Dining Room

16'9" x 10'2" (5.11m x 3.10m)

Kitchen

5'9" x 5'7" (1.75m x 1.70m)

Bedroom

13'3" x 9'6" (4.04m x 2.90m)

Bathroom

6'9" x 5'5" (2.06m x 1.65m)

Communal Gardens

Parking

Jenkinson Estates

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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.

