

## Leasehold

46 SQ. Metres (495.14 SQ. Feet)

Council Tax: B

EPC Rating = TBC

## First Floor Retirement Apartment

No Onward Chain

Jenkinson Estates are pleased to bring to the market this first floor retirement apartment in the popular development of Wellington Court. This prestige retirement complex is situated on the outskirts of Deal Town and offer modern, purpose built apartments. This particular apartment overlooks Beechwood Avenue, and offers spacious accommodation including a living / dining room, kitchen and a double bedroom with built-in wardrobes. The shower room completes the accommodation. The property comes to the market with no onward chain complications and is available for immediate viewing. All viewings are strictly by appointment with the instructed Sole Agents Jenkinson Estates.

Vendor advises (01/24);

Lease - 125 years from 1st March 2005 Maintenance / Service Charge - £3,256.22p/a Ground Rent - £395.00p/a

Claw Back - TBC

Offering One Double
Bedroom
Shower Room

Overlooking Beechwood Avenue

Residents Parking















## FIRST FLOOR

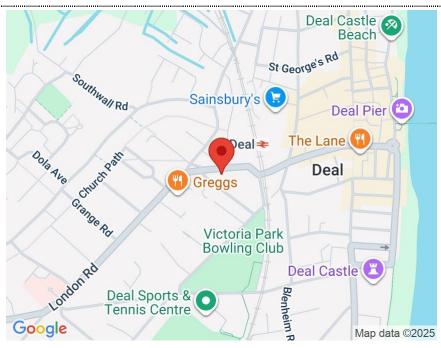


Whist every alternpt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, norms and any other items are approximate and no responsiblely is taken for any error of doors, windows, norms and any other income are approximate and no representative properties of the properti

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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

Communal Lounge

**Entrance Hall** 

Living / Dining Room 22'3" x 10'7" (6.78m x 3.23m) Kitchen 10'6" x 6'9" (3.20m x 2.06m) Bedroom One

12'9" x 9'3" (3.89m x 2.82m)

**Shower Room** 

Communal Gardens

**Residents Parking** 



