



**WOLFE COURT**  
Residents Parking Only  
Unauthorised Vehicles may be clamped  
or towed away

**Jenkinson** realestates

Wolfe Court  
Canada Road | Deal  
Asking Price £249,950

# LH+ShareFH

Energy Performance Rating = TBC

First Floor Apartment

Offering Two Bedrooms

Garage En-Bloc and Visitor Parking

Spacious Sitting / Dining Room

Popular Location

A Short Stroll from The Strand

Jenkinson Estates are pleased to be able to offer this purpose-built apartment located a short stroll from Walmer seafront with its long promenade, sailing club and bandstand. The accommodation offers generous proportioned rooms and comprises of a spacious living room /dining room that is just over 22ft in length with aspect towards the Cavalry Barracks. There are two bedrooms, both a good size, and a good size bathroom. The kitchen completes the properties accommodation. Throughout the property you have double glazing and gas fired central heating. To the outside the development is gated and offers visitor parking, this apartment has a garage which is en-bloc along with a further parking area for residents and visitors. As the development is managed by the people who own the properties and you actually own a share of the freehold again another plus. This really must be seen to fully appreciate the standard and size of accommodation on offer. All viewings are by appointment via Jenkinson Estates as the instructed sole agent.

Council Tax Band B

Vendor advises, as of 03/24;

1/9th Share of Freehold

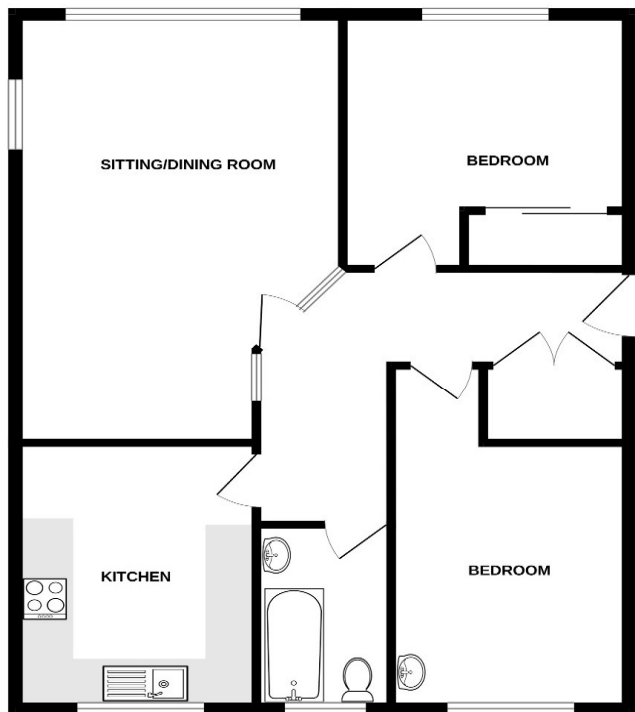
999 Year Lease from 1972

Service Charge - £130pcm





FIRST FLOOR

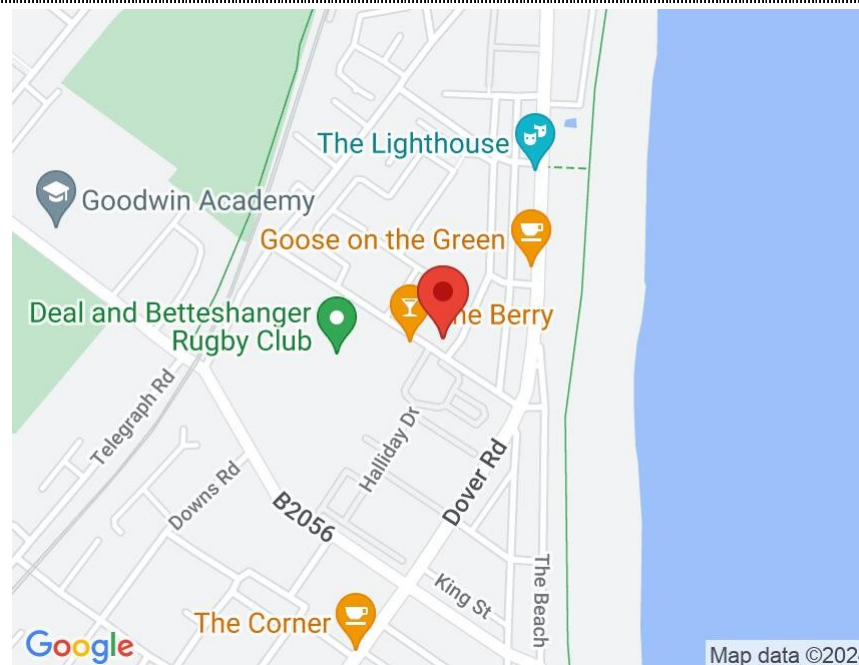


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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

First Floor

Sitting / Dining Room  
22'7" x 12'2" (6.88m x 3.71m)

Kitchen  
11'3" x 6'9" (3.43m x 2.06m)

Bedroom One  
13'8" x 10'0" (4.17m x 3.05m)

Bedroom Two

12'0" x 6'10" (3.66m x 2.08m)

Bathroom

8'9" x 4'9" (2.67m x 1.45m)

Communal Garden

Single Garage

