



Jenkinson realestates

Wellesley House

Walmer Castle Road | Walmer

Asking Price £350,000



# Leasehold

Energy Performance Rating = D

Ground Floor Garden Apartment

Offering Two Bedrooms

Spacious Open Plan Living / Dining / Kitchen

Secluded Communal Rear Gardens

Spacious Family Bathroom

Period Features in Abundance

Jenkinson Estates are pleased to bring to the market this impressive ground floor apartment located within a stunning period property that once was the residents of the Duke of Wellington. This particular property offers spacious accommodation including an open plan living / dining / kitchen space, which opens to the communal gardens via double doors. The property continues with two bedrooms, the master a double and the second a good single. Both of these bedrooms lead to the family bathroom which completes the accommodation. The property has ample period features including high ceilings, picture rails and a feature fireplace and really must be seen to be appreciated. There is also the added benefit of additional storage ages including a cellar and a communal bike store. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



Council Tax Band B

Vendor advises, as of 06/24;

Share of Freehold 1/6<sup>th</sup>

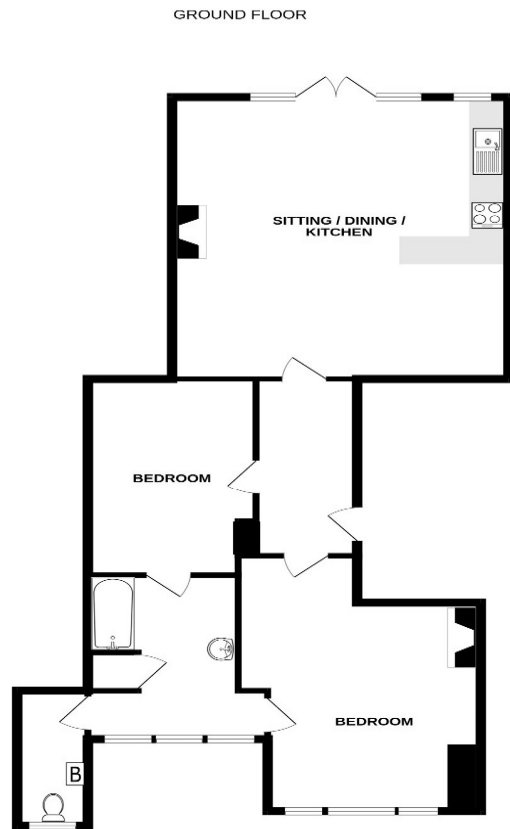
990 Years Remaining on Lease

Maintenance - £600.00p/a







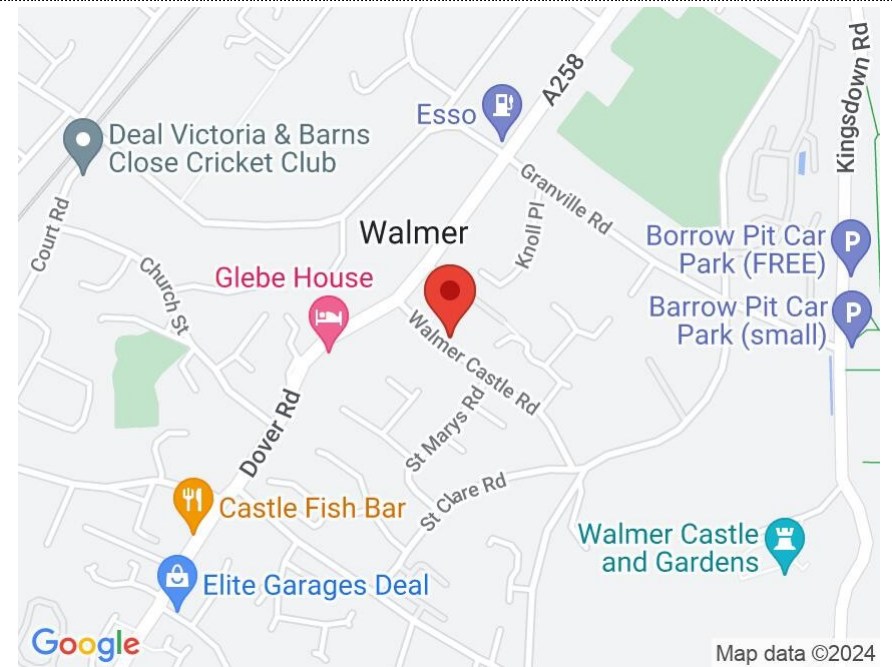


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Entrance Via;**

**Hallway**

**Living / Dining / Kitchen**

23'7" x 16'4" (7.19m x 4.98m)

**Bedroom One**

18'6" x 13'6" (5.64m x 4.11m)

**Bedroom Two**

9'5" x 6'8" (2.87m x 2.03m)

**Family Bathroom**

11'5" x 6'7" (3.48m x 2.01m)

**W.C**

9'6" x 3'1" (2.90m x 0.94m)

**Communal Rear Gardens**

**Cellar**

**Communal Bike Store**

