



Jenkinson realestates

Dover Road | Walmer
Deal
Asking Price £220,000

Long Lease

Energy Performance Rating = C

Beautifully Presented Apartment
Well Presented Kitchen

Offering One Double Bedroom
Shower Room/W.C.

Spacious Living Room/Dining Room
Communal Gardens

Jenkinson Estates are delighted to offer this stunning first floor apartment located in Wellington Court, Dover Road, Walmer, the building itself has been the subject of substantial modernisation and refurbishment by the present freeholders. Located close to The Strand which offers a range of local shops and amenities and with Walmer Green also close by. This particular apart is access via Liverpool Road and by a wrought Iron Staircase into the communal hallway which serves two apartments. This particular property is immaculate and well maintained throughout and would make a great buy for a first time buyer or someone looking to have a little bolt hole by the coast. The property is access via a hallway and door leading to Living Room that overlooks the front elevation, there is lovely stylish fitted kitchen with a range of fitted appliances and marble work surface over. The apartment continues with a beautifully fitted shower room and bedroom that overlooks Liverpool Road. This is a very desirable apartment and internal viewing is highly recommended. All viewings are strictly through the appointed Sole Agents Jenkinson Estates.

Council Tax Band A

Vendor advises as of 09/24;

Tenure & Service Charges

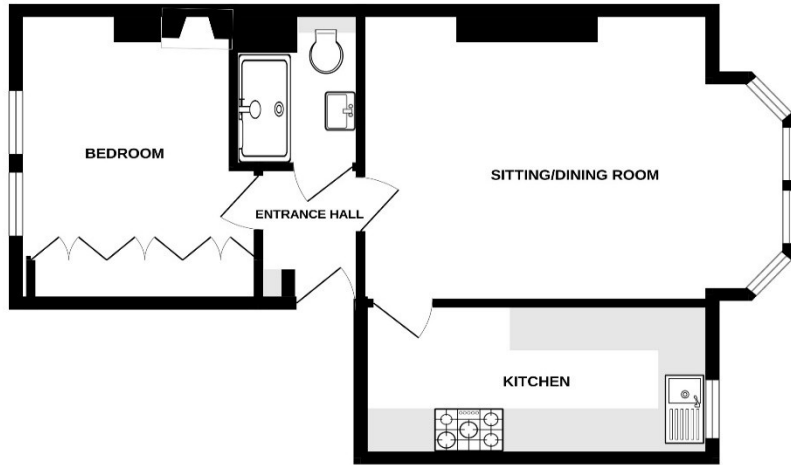
Leasehold: 176 Years Remaining

Maintenance And Ground Rent £2,065.21

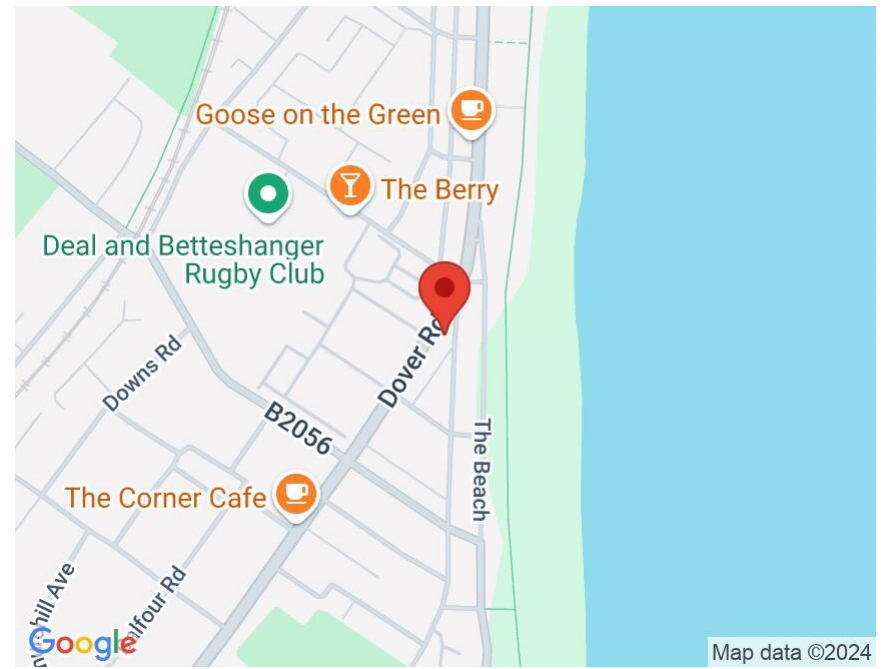




GROUND FLOOR



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 a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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Accommodation

Access Via Rear Staircase

Communal Hall

Entrance Hall

Living Room/Dining Room

17'11" x 13'1" (5.46m x 3.99m)

Kitchen

14'5" x 7'1" (4.39m x 2.16m)

Shower Room

7'5" max x 5'3" (2.26m x 1.60m)

Communal Gardens

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.

