



Jenkinson realestates

Wolfe Court | Canada Road
Walmer
Asking Price £229,950

LH+ShareFH

61 SQ. Metres (656.60 SQ. Feet)

Council Tax: B

EPC Rating = C

First Floor Apartment

Offering Two Bedrooms

Garage En-Bloc and Visitor Parking

Communal Gardens

Beautifully Presented

Close Proximity to The Strand

Jenkinson Estates are pleased to bring to the market this beautifully presented, first floor apartment in the popular development of Wolfe Court, Canada Road, Walmer. The property offers spacious accommodation throughout and has been tastefully decorated and improved by the current owners and has a spacious living / dining room that is approaching 22ft in length and is accessed from the hallway via bespoke glass double doors. The property continues with a modern kitchen and a shower room. The property is completed with two double bedrooms, the master having the benefit of fitted wardrobes. Externally there is the added bonus of a garage, which is en-bloc along with a further parking area for residents and visitors which is gated. This particular apartment would make an ideal weekend retreat or ideal purchase for someone looking to live within close proximity to the seafront, complete with its long promenade and amenities. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

Council Tax Band B

Vendor advises, as of 02/25;

1/9 Share of Freehold

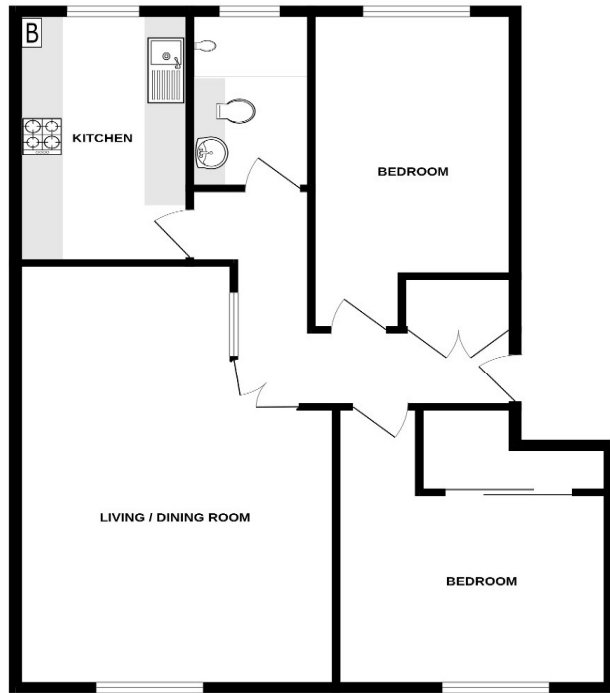
946 Years Remaining on Lease

Outgoings - £130.00 p.a.





FIRST FLOOR

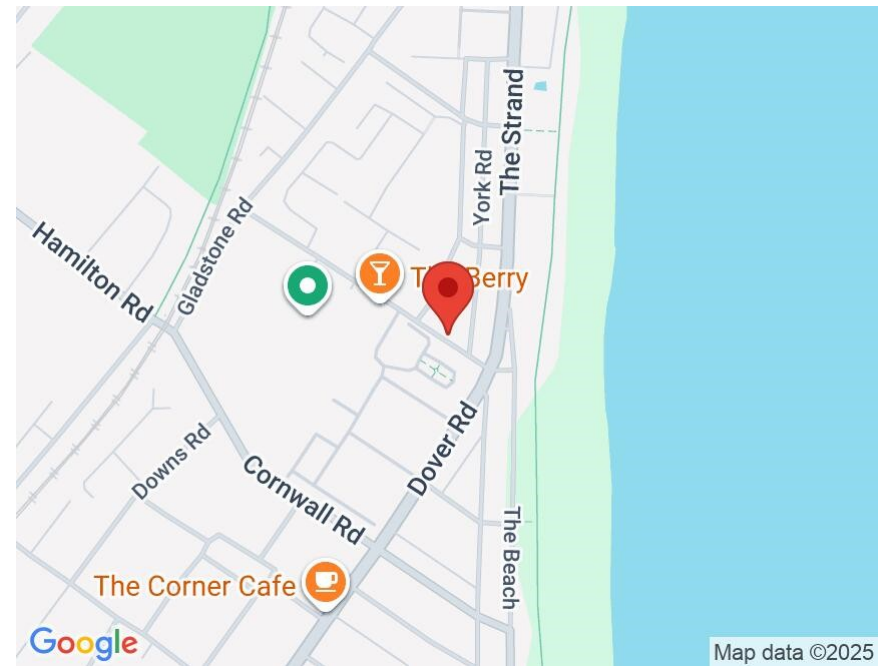


While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as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

Communal Hallway

First Floor

Hall

Living / Dining Room
21'6" x 12'3" (6.55m x 3.73m)

Kitchen
11'2" x 7'1" (3.40m x 2.16m)

Bedroom One

13'9" x 9'10" (4.19m x 2.77m)

Bedroom Two

12'1" x 6'10" (3.68m x 2.08m)

Family Shower Room

9'1" x 4'4" (2.77m x 1.32m)

Garage En-Bloc

Communal Gardens

