



Jenkinson realestates

Wellington Court | Dover Road
Walmer
Asking Price £359,950

Leasehold

Energy Performance Rating = D

First Floor Apartment

Beautifully Presented Throughout

Offering Two Double Bedrooms

Within Close Proximity to Seafront

Balcony Providing Stunning Views

Ideal Weekend Retreat

Jenkinson Estates are pleased to bring to the marketplace this superb apartment located a short stroll from the stunning promenade and beach at Walmer. A genuine alternative to a house, this apartment really must be viewed to be appreciated. This property is located on the first floor and is accessed via an entrance hallway, with stairs leading up to the front door. The property opens into an inner hall with all the accommodation leading from here. The sitting / dining room is over 20ft in length, complete with a bay window and a large feature fireplace. Double doors then open onto a private balcony which boasts views across to the seafront, promenade and beach. The kitchen has been utilised to make the most of the space available and includes a breakfast bar and ample work surfaces. The property continues to impress with two double bedrooms, both complete with period features including fireplaces and picture rails. The family bathroom completes the properties accommodation. This well maintained property really must be seen to truly appreciate the size and space on offer. All viewings are by appointment and strictly via Jenkinson Estates as the instructed sole agent.

Council Tax Band B

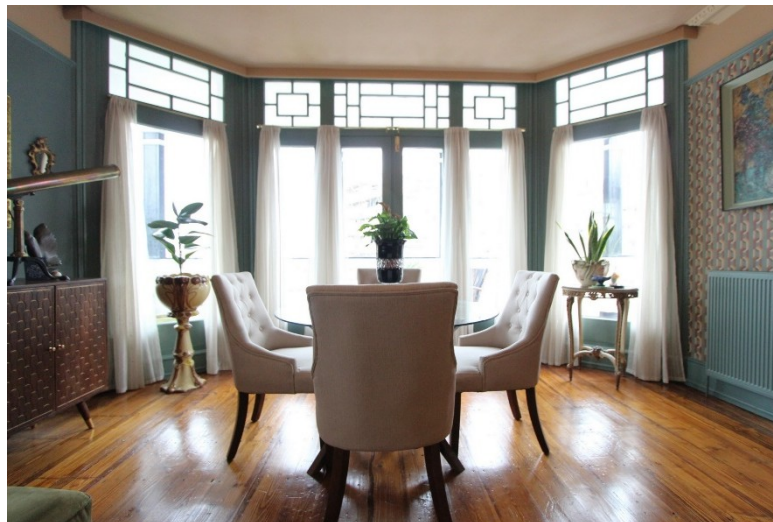
Vendor advises, as of 06/25:-

105 Years Remaining on Lease

Maintenance - £3,400p/a - paid direct to freeholder

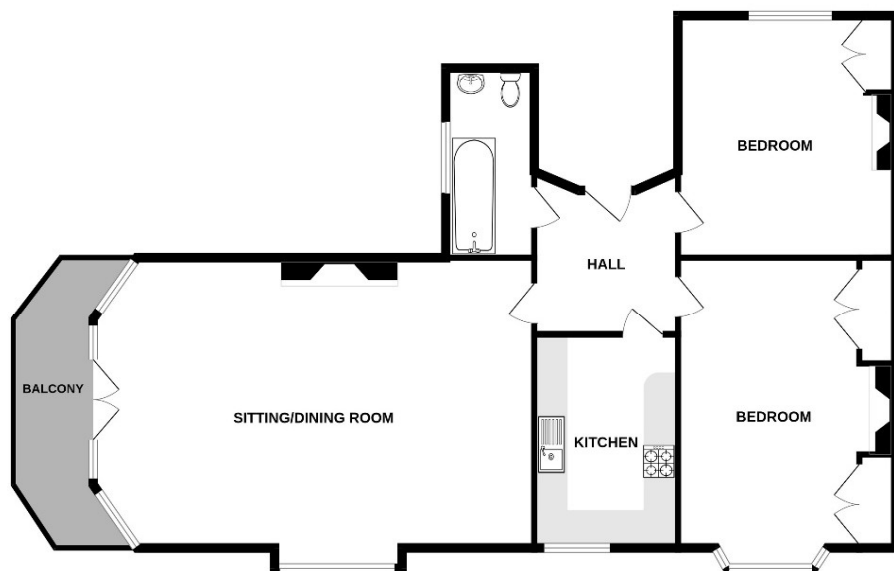
Ground Rent - £120p/a

N.B The freeholder has stipulated that the wooden floor in the sitting room is to be covered. The vendors, on exchange of contracts, will assist in financially contributing to laying carpet.





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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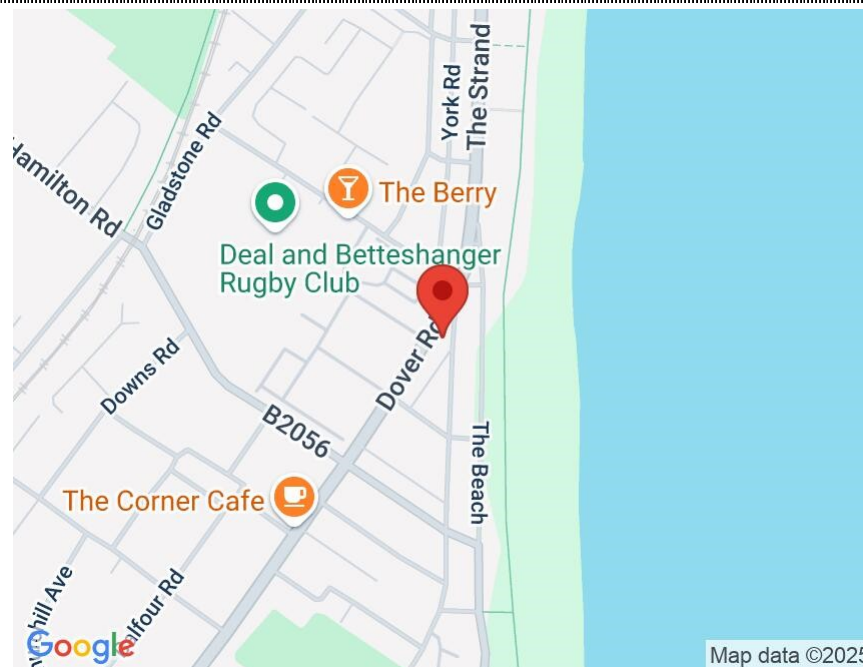
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings 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 Hallway

First Floor Landing

Inner Hall

Sitting / Dining Room

20'10" x 17'5" (6.35m x 5.31m)

Kitchen

10'7" x 7'5" (3.23m x 2.26m)

Bedroom One

17'9" x 13'8" (5.41m x 4.17m)

Bedroom Two

14'9" x 13'9" (4.50m x 4.19m)

Family Bathroom

8'9" x 3'4" (2.67m x 1.02m)

