



Jenkinson realestates

Lord Warden Avenue | Walmer

Deal

Asking Price £249,950

Leasehold

60 SQ. Metres (645.83 SQ. Feet)

Council Tax: B

EPC Rating = D

Second Floor Apartment
Sea Views

Offering Two Bedrooms
Communal Gardens

Garage En-Bloc
No Onward Chain

Jenkinson Estates are pleased to bring to the market this second floor apartment in the popular development of Lord Warden Avenue, Walmer. This particular apartment, situated in Guilford Court, comes to the market with no onward chain complications and really must be viewed to be appreciated. This property is tastefully presented and offers a spacious sitting / dining room, that opens onto a private balcony and overlooks the communal gardens and the sea beyond. The property continues with a modern kitchen and shower room and the two double bedrooms. The master bedroom also benefits from access to the balcony and the views. The property is double glazed throughout and has a gas fired central heating system. This particular apartment also benefits from a garage En-bloc. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



Vendor advises, as of, 11/25;

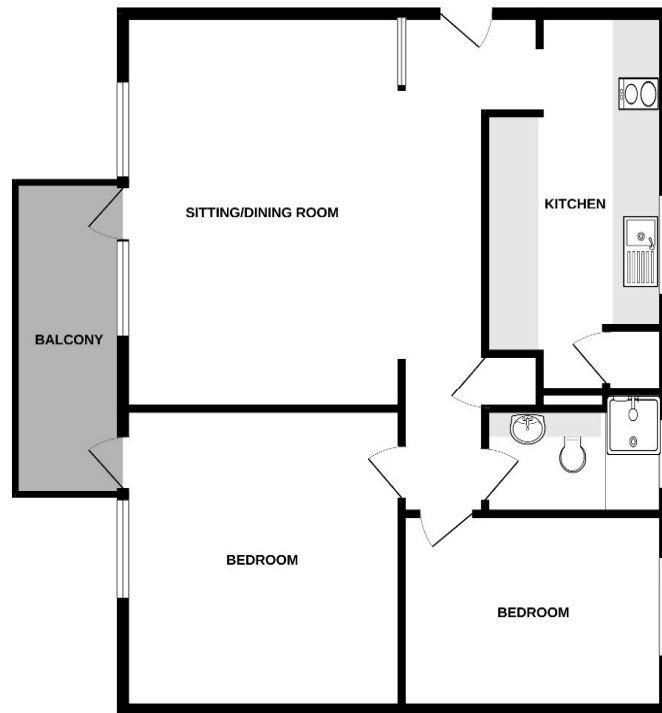
999 Year Lease from 1965

£180.00pcm - Maintenance

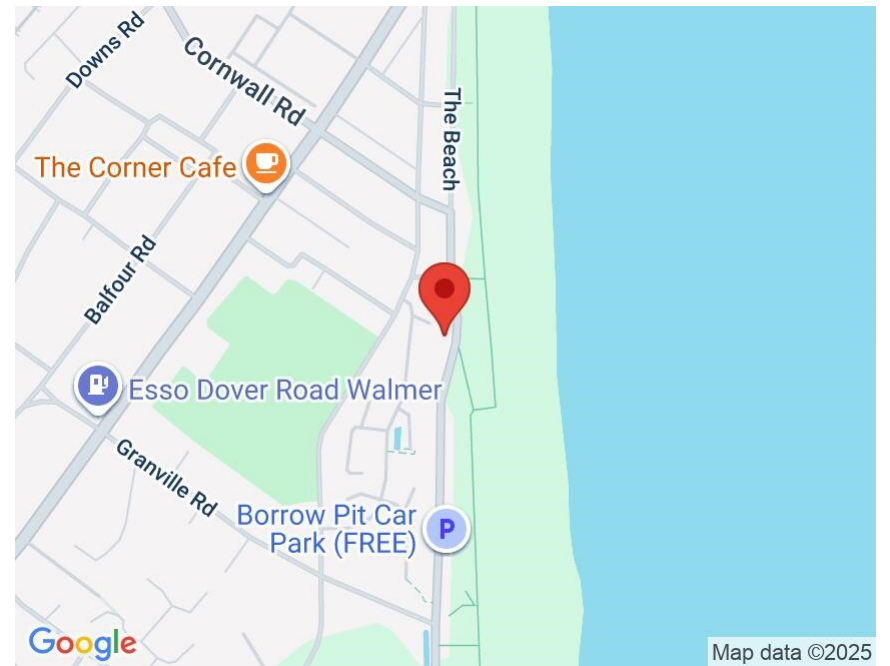
£15.00pa - Ground Rent



SECOND 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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Accommodation

Entrance Via;

Second Floor

Sitting / Dining Room

16'8" x 11'10" (5.08m x 3.61m)

Kitchen

13'0" x 6'9" (3.96m x 2.06m)

Bedroom One

12'0" x 11'11" (3.66m x 3.63m)

Bedroom Two

10'2" x 9'1" (3.10m x 2.77m)

Shower Room

Balcony

Garage En-Bloc

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.

