



25 Guilford Court, Lord Warden Avenue  
Walmer, Deal, CT14 7JS  
£275,000

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# 25 Guilford Court

Lord Warden Avenue, Walmer, Deal

A modern, chain free, ground floor apartment, situated in an enviable position on Walmer Seafront.

## Situation

Guilford Court is situated within the Lord Warden Avenue site built in 1964, in the grounds of Walmer Place; a private 19th Century Estate. This particular block is situated directly opposite the seafront with its two mile pebble shoreline and well used promenade stretching between the villages of Kingsdown and Deal. This convenient and accessible location is highly regarded and offers a number of shops, cafes and inns along The Strand. Walmer also has a mainline railway station with a regular coastal service and high speed links to London. To the north, Deal is famed for its award winning high street, attractive historic quarter and a good selection of independent shops and eateries.

## The Property

A rare opportunity to purchase a ground floor seafront apartment in a highly sought after location, offering enviable views of Walmer seafront, and delightful communal gardens. Number 25 takes prime position on the ground floor at the very end of the block. Upon entering, a hallway leads through to a spacious sitting/dining room with large seaward facing windows taking advantage of the sea views, allowing natural light to fill the room as well as a door to the garden patio area. The inner hall leads to two good size double bedrooms and bathroom suite. The master bedroom is seaward facing enjoying independent access to the patio area and is fitted with a range of wardrobes and a sink. This apartment is being sold with no onward chain and benefits from gas central heating, via a boiler located in the kitchen, and is fully double glazed.

## Outside

The apartment is accessed through a communal atrium with staircase leading to all floors. Beautiful communal landscaped gardens envelop the property, for the enjoyment of all residents. Off-street parking bays are conveniently located directly opposite the property, while No: 25 also enjoys the advantage of a garage en-bloc, situated just a brief stroll away.

## Services

All mains services are understood to be connected to the property.

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

## Tenure & Maintenance Charges

Share of Freehold  
940 years remaining (999 year lease from 1964) £180 per month maintenance charge. £20 per year ground rent.

## Current Council Tax Band: B

## EPC Rating: C

## Agents Note

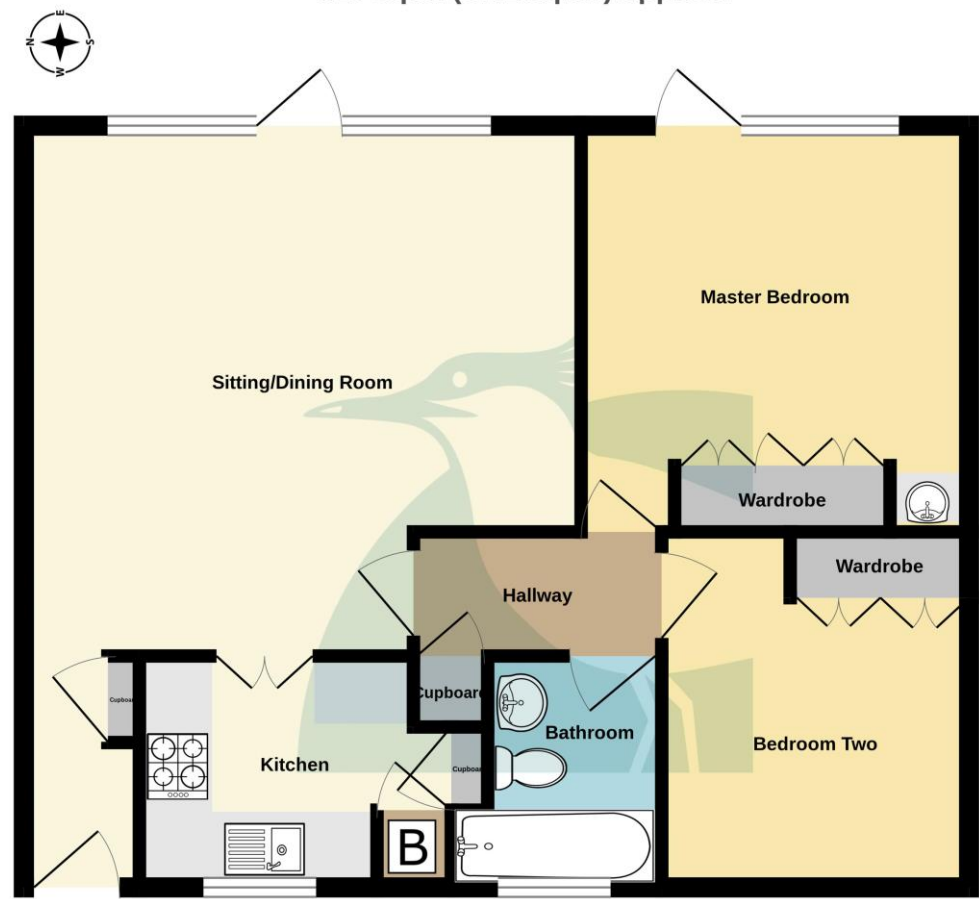
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





To view this property call Colebrook Sturrock on **01304 381155**

**Ground floor**  
615 sq.ft. (57.1 sq.m.) approx.



**Entrance Hallway**  
6' 9" x 3' 4" (2.06m x 1.02m)

**Sitting/Dining Room**  
16' 6" x 15' 8" (5.03m x 4.77m)

**Kitchen**  
9' 1" x 6' 9" (2.77m x 2.06m)

**Hallway**  
8' 1" x 2' 10" (2.46m x 0.86m)

**Bathroom**  
6' 7" x 5' 1" (2.01m x 1.55m)

**Master Bedroom**  
11' 11" x 11' 10" (3.63m x 3.60m)

**Bedroom Two**  
10' 5" x 8' 11" (3.17m x 2.72m)

TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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