



12a Wellington Court Dover Road
Walmer, Deal, CT14 7JP
£220,000

colebrooksturrock.com





12a Wellington Court

Dover Road, Walmer, Deal

A beautifully presented first floor apartment, conveniently located for both the beach and the local amenities of The Strand.

Situation

Wellington Court overlooks the smart Cavalry Barracks development and is just one road behind the seafront and a short stroll away from the useful parade of shops within The Strand. Deal town centre is within easy reach with its award winning high street offering specialist shops, restaurants, inns and cafes, together with the popular promenade, pier, castle and historic quarter. Walmer offers a wide range of sporting facilities, in particular, its popular tennis, sailing and angling clubs. The mainline railway station provides a regular service with links to the Javelin high speed to London St Pancras. The surrounding Kent countryside is inspiring with its miles of pleasant beaches, gently undulating hills and the dramatic White Cliffs of Dover.

The Property

Wellington Court has a colourful history and was the subject of a substantial refurbishment programme in 2012, following which the building has been well managed and maintained. Number 12a is a one bedroom apartment situated on the first floor, accessed through the impressive main entrance which once formed part of a leading local hotel; The Fair Maid of Kent. The apartment has plenty of period character together with generous proportions and good ceiling height. The living areas are nicely separated from the bedroom and bathroom by a short flight of steps. The impressive sitting/dining room has a large feature bay window and striking original marble fireplace. The adjacent kitchen is neat and functional with a small breakfast bar. The charming double bedroom has large sash windows, feature cornicing and a considerable ceiling rose, hinting at the original grandeur of the

building. Storage has been maximised with several built in cupboards in the bedroom and along the hallway.

Outside

Unrestricted street parking is available on Liverpool Road and The Beach. A small enclosed garden at the rear is available for residents use.

Services

All mains services are understood to be connected to the property. 82 years remaining on the lease. Ground rent is £100 per annum. £192.22 per month maintenance charge.

Local Authority

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

Tenure

Leasehold

Current Council Tax Band: A

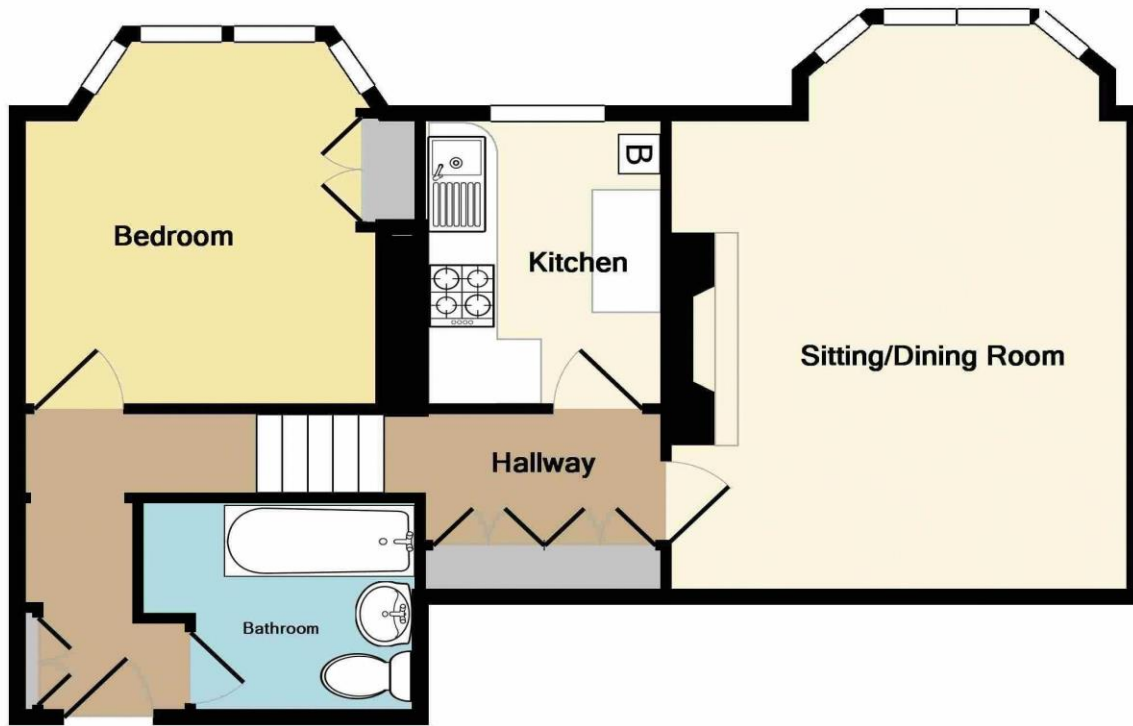
EPC Rating: C

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**



Sitting/Dining Room
17' 10" x 13' 6" (5.43m x 4.11m)

Kitchen
9' 3" x 6' 10" (2.82m x 2.08m)

Bedroom
11' 4" into bay x 10' 10" (3.45m x 3.30m)

Bathroom
8' 2" max x 6' 8" (2.49m x 2.03m)

Total Approx. Floor Area 552 Sq.Ft. (51.3 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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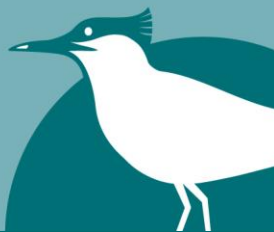


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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