



4 Palmerston Court, Lord Warden Avenue
Walmer, Deal, CT14 7JU
£250,000

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4 Palmerston Court

Lord Warden Avenue, Walmer, Deal

A chain free first floor apartment in the sought after Lord Warden Avenue, enjoying a pleasant outlook to rear over the communal garden and sea.

Situation

Palmerston Court is situated within the Lord Warden Avenue site, developed during the late 1950's 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 handy 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

This light and airy first-floor apartment is offered with no onward chain and features neutral décor throughout, complemented by striking original 1950s design elements. The bright sitting/dining room enjoys a semi open-plan layout with the kitchen and provides access to a private balcony. The kitchen retains a mix of original cabinetry and built-in storage, with attractive glazed sliding panels connecting it to the living space. From the inner hallway, there are two double bedrooms, both benefiting from built-in storage. The principal bedroom also opens onto the balcony, while the kitchen and second bedroom enjoy pleasant views over the communal gardens to the sea. A modern white bathroom suite serves the apartment, and additional benefits include double glazing throughout and electric heating.

Outside

A bright, open communal entrance hall offers access to both the front and rear, and features a wide, sweeping staircase leading to all floors. The property is surrounded by well-maintained lawned gardens, including a picturesque pond, all for the shared enjoyment of residents. In addition, there are charming formal gardens that retain early features from the original estate. Off-street parking bays are conveniently located directly outside the property, and the apartment also benefits from a garage en-bloc (No. 27), situated just a short walk 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

999 year lease from 1966.

Maintenance Charges: £180pcm

Ground Rent: £25 per annum

Current Council Tax Band: B

EPC Rating: D

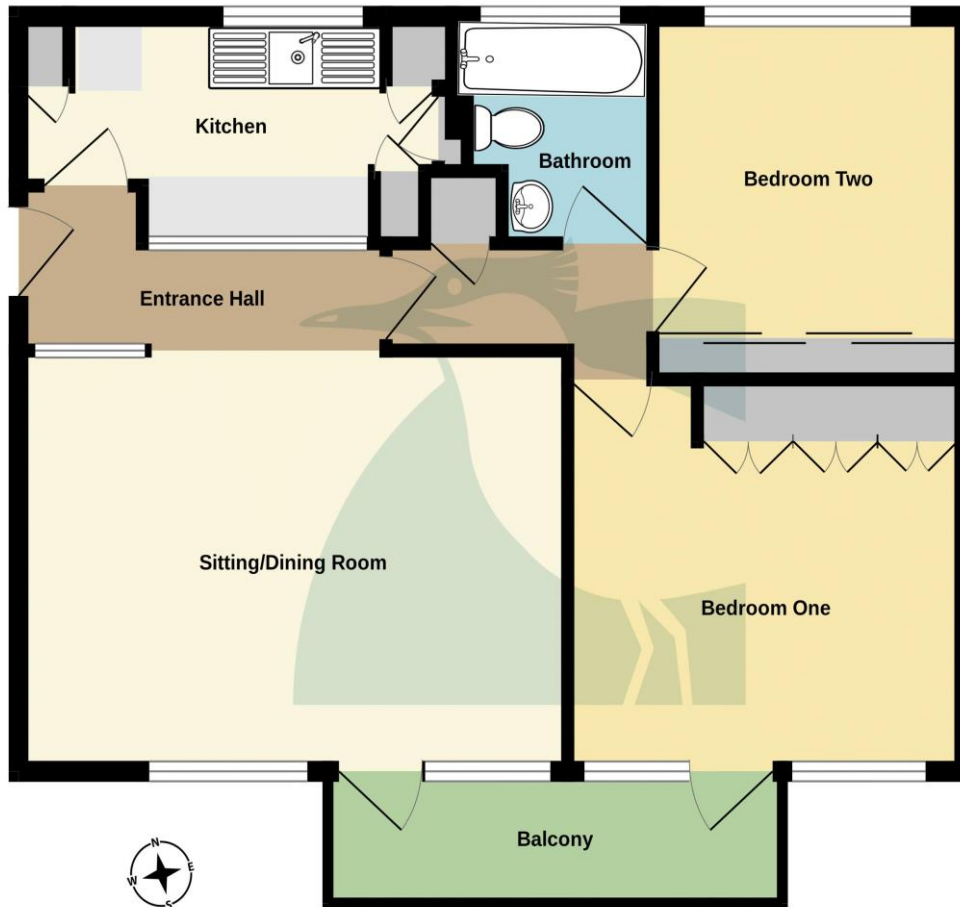
Agents Note

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**

First floor
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 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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Sitting/Dining Room

16' 6" x 11' 10" (5.03m x 3.60m)

Kitchen

11' 2" plus recess x 6' 11" (3.40m x 2.11m) reducing to 4' 9" (1.45m)

Bedroom One

11' 11" x 10' 10" (3.63m x 3.30m)

Bedroom Two

10' 6" x 8' 11" (3.20m x 2.72m)

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m) reducing to 4' 6" (1.37m)

Balcony

13' 6" x 3' 9" (4.11m x 1.14m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 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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