



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

First Floor Apartment

Offering Two Double Bedrooms

Garage En-Bloc

No Onward Chain Complications

Stunning Sea Views

Popular Development

Jenkinson Estates are pleased to bring to the market this purpose built apartment in the ever popular location of Lord Warden Avenue, Walmer. This particular apartment is situated on the first floor and offers stunning views towards Walmer beach and the sea. The property offers spacious accommodation throughout and is accessed via an communal hallway. The property opens into the sitting / dining room, which leads to the kitchen and an inner hall. The inner hall leads to two double bedrooms and the family bathroom. The property also benefits from a private balcony which is accessed from the sitting and main bedroom and offers stunning views. The apartment comes to the market with a garage, which is end-bloc and situated close by. The property is double glazed throughout and has a gas central heating system. There are communal gardens and an ornamental duck pond along with residents parking. Viewings are by appointments only and exclusively via Jenkinson Estates.

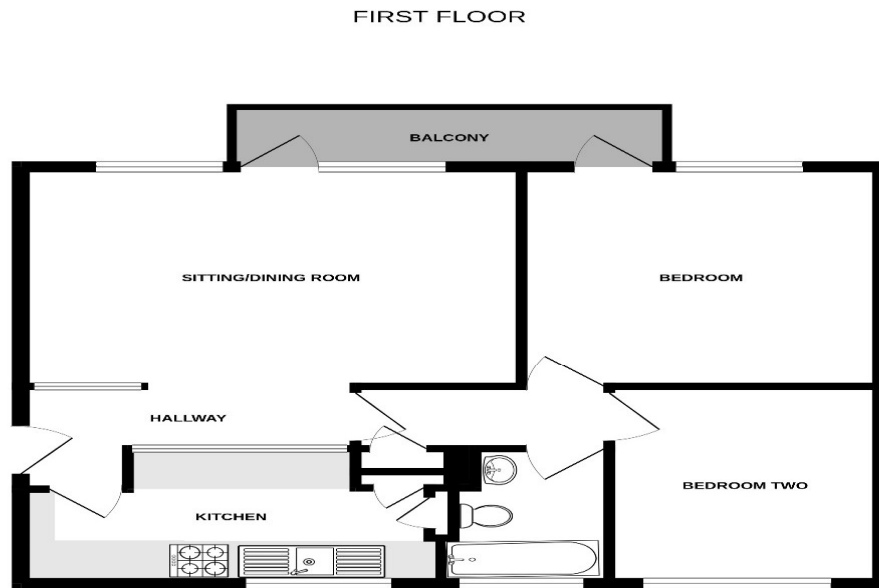


Vendor advises, 08/26;

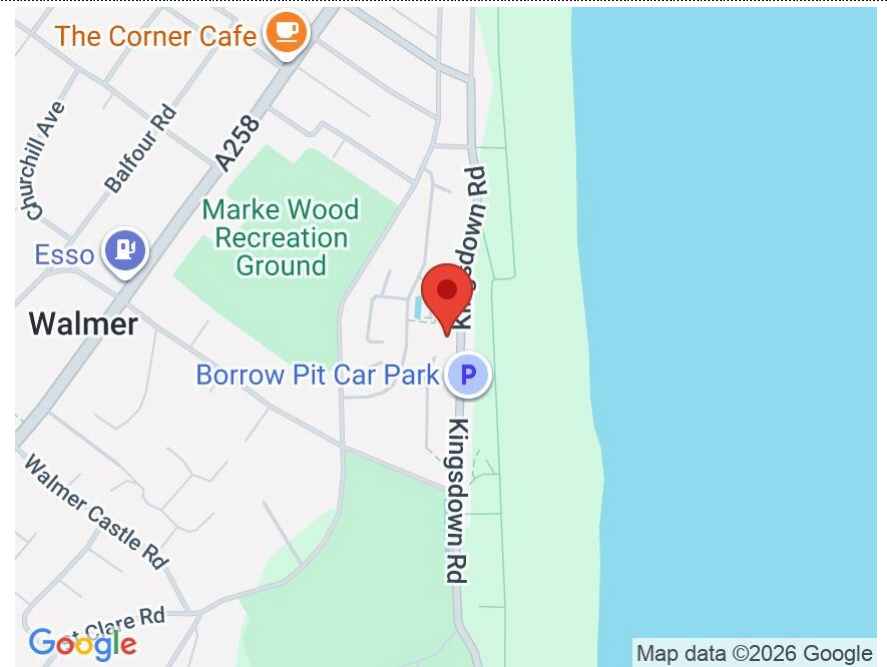
Length of Lease

Maintenance / Ground Rent





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 not be used as a basis for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accommodation

Communal Entrance Hallway

First Floor

Apartment Entrance;

Sitting / Dining Room

16'7" x 12'2" (5.05m x 3.71m)

Kitchen

12'9" x 6'7" (3.89m x 2.01m)

Bedroom One

11'9" x 11'8" (3.58m x 3.56m)

Bedroom Two

10'4" x 8'9" (3.15m x 2.67m)

Bathroom

6'6" x 5'5" (1.98m x 1.65m)

Single Garage En-bloc

Residence Parking

Communal Gardens

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.

