



Jenkinson realestates

Wellesley House | Walmer Castle Road  
Walmer  
Asking Price £325,000

# Leasehold

79 SQ. Metres (850.35 SQ. Feet)

Council Tax: B

EPC Rating = D

Ground Floor Garden Apartment  
Walled Private Gardens

Offering Two Bedrooms  
Spacious Family Bathroom

Spacious Open Plan Living / Dining / Kitchen  
No Onward Chain Complications

Jenkinson Estates are pleased to bring to the market this impressive ground floor apartment located within a stunning period property that once was the residents of the Duke of Wellington. This particular property offers spacious accommodation including an open plan living / dining / kitchen space, which opens to the private walled gardens via double doors. The property continues with two bedrooms, the master a double and the second a good single. Both of these bedrooms lead to the family bathroom which completes the accommodation. The property has ample period features including high ceilings, picture rails and a feature fireplace and really must be seen to be appreciated. There is also the added benefit of additional storage ages including a cellar and a communal bike store. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



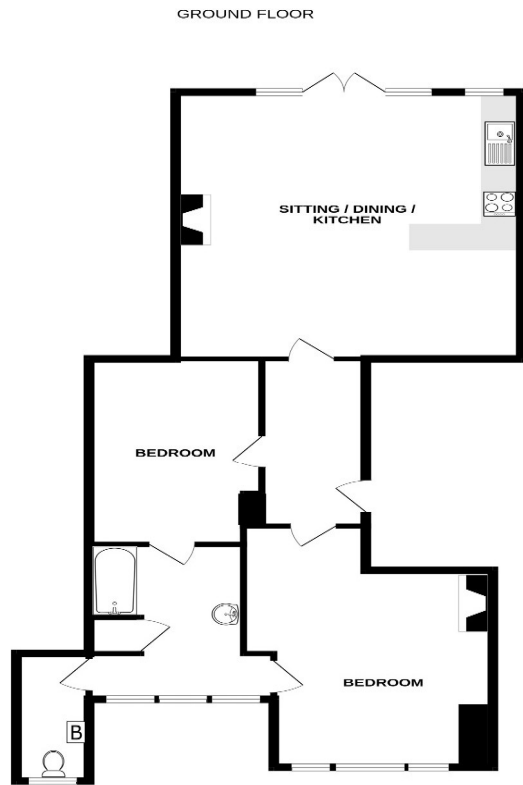
Vendor advises, as of 04/26;

Share of Freehold - 1/6th

Lease length - Approx. 989 Years

Maintenance - £600.00p/a



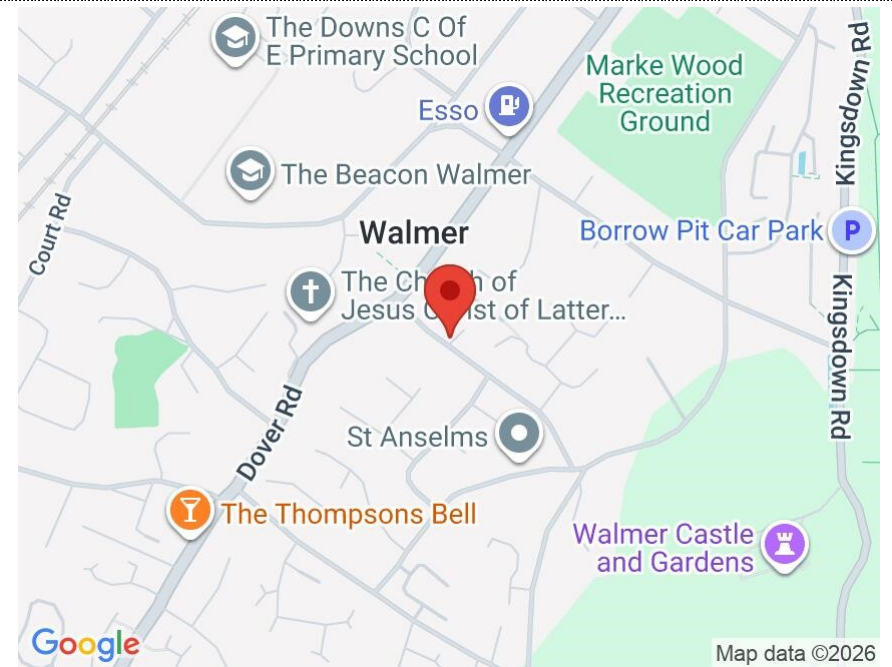


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropack 5/2024

**Jenkinson Estates**  
4 West Street, Deal, Kent, CT14 6AE

01304 373 984  
info@jenkinsonestates.co.uk  
www.jenkinsonestates.co.uk

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.



**Accommodation**

**Entrance Via;**

**Hallway**

**Living / Dining / Kitchen**

23'7" x 16'4" (7.19m x 4.98m)

**Bedroom One**

18'6" x 13'6" (5.64m x 4.11m)

**Bedroom Two**

9'5" x 6'8" (2.87m x 2.03m)

**Family Bathroom**

11'5" x 6'7" (3.48m x 2.01m)

**W.C**

9'6" x 3'1" (2.90m x 0.94m)

**Communal Rear Gardens**

**Cellar**

**Communal Bike Store**

