

Jenkinson estates

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 a communal hallway. The property opens into the sitting / dining room, which leads to the kitchen and an inner hall. The inner hall leads to the two double bedrooms and the family bathroom. The property also benefits from a private balcony which is accessed from the sitting room and main bedroom and offers stunning views. The apartment comes to the market with a garage, which is en-bloc and situated close by. The property is double glazed throughout and has a gas central heating system. There are communal gardens and a duck pond along with residents parking. A truly lovely apartment which comes to the market with no onward chain complications which must be viewed to be appreciated. All viewings are strictly by appointment via the Sole Agents Jenkinson Estates.

Vendor advises, 09/26;

Lease Length - TBC

Maintenance / Ground Rent - TBC







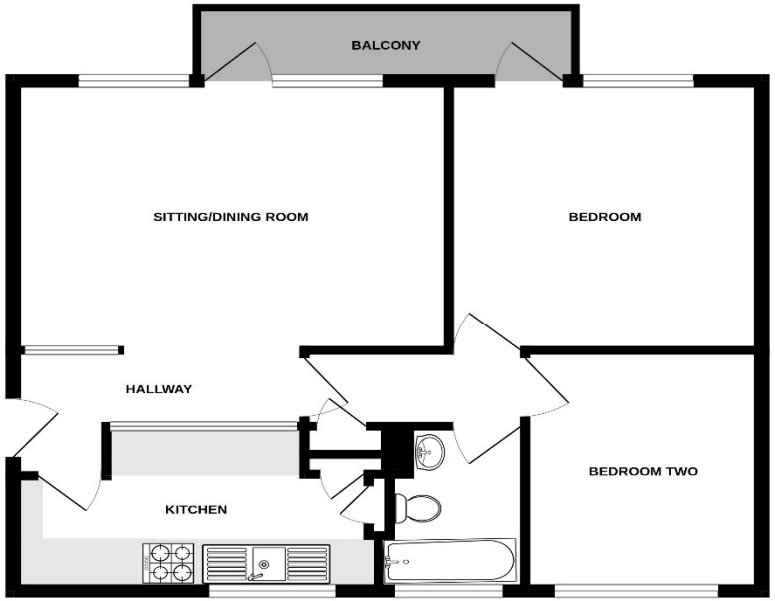




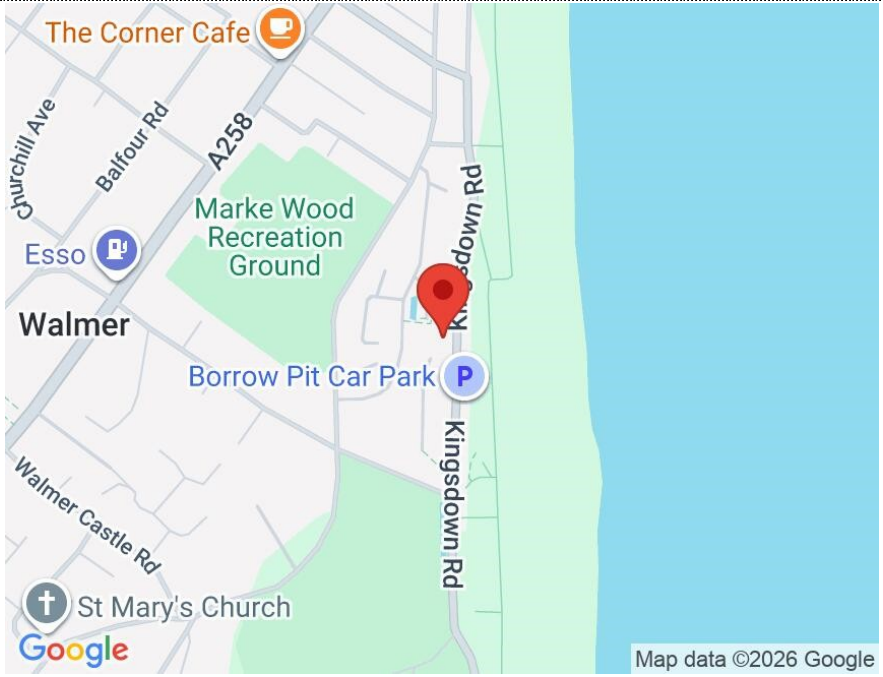




FIRST FLOOR



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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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

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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.

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