



Jenkinson realestates

Lord Warden Avenue

Walmer

Asking Price £235,000

# Leasehold

61 SQ. Metres (656.60 SQ. Feet)

Council Tax: B

EPC Rating = D

Ground Floor Apartment

Offering Two Bedrooms

Spacious Sitting / Dining Room

Residents Parking

Communal Gardens

Popular Development

Jenkinson Estates are pleased to bring to the market this ground floor apartment in the ever popular location of Lord Warden Avenue, Walmer. This particular apartment is situated within Shaftesbury Court and benefits from a private patio seating area which has views across the well maintained communal gardens and feature duck pond. The accommodation offers a spacious sitting / dining room, a separate kitchen, which is well appointed with ample space for white goods. An inner hall leads to the two bedrooms, both of which have fitted wardrobes and the family shower room. The property also benefits from an airing cupboard. As previous mentioned there is a private patio seating area which is accessed via doors from the main bedroom and sitting room, while to the rear of the building there is access to Liverpool Road and Mark Wood Park beyond, via a footpath. A lovely example of these apartments which really must be seen to be appreciated. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



Vendor advises, as of 05/2026:

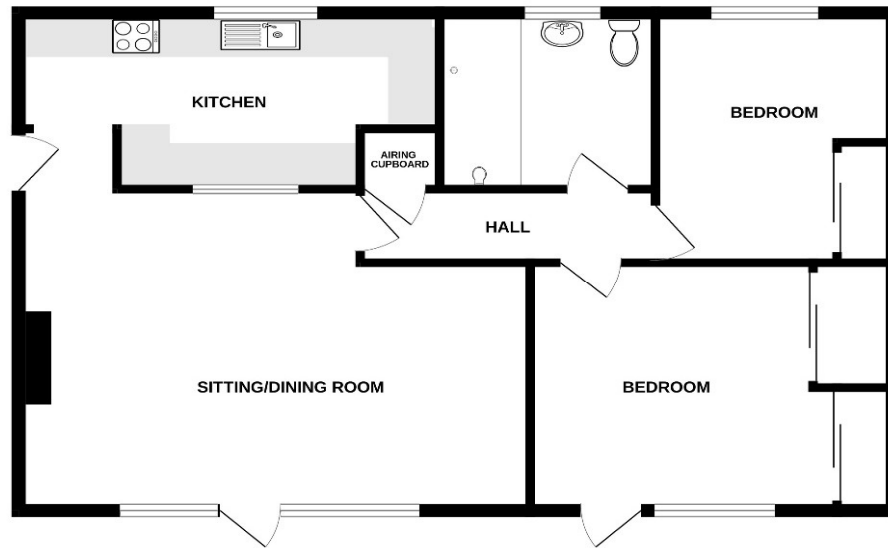
Leasehold 940 years Remaining

Maintenance - £180.00pcm

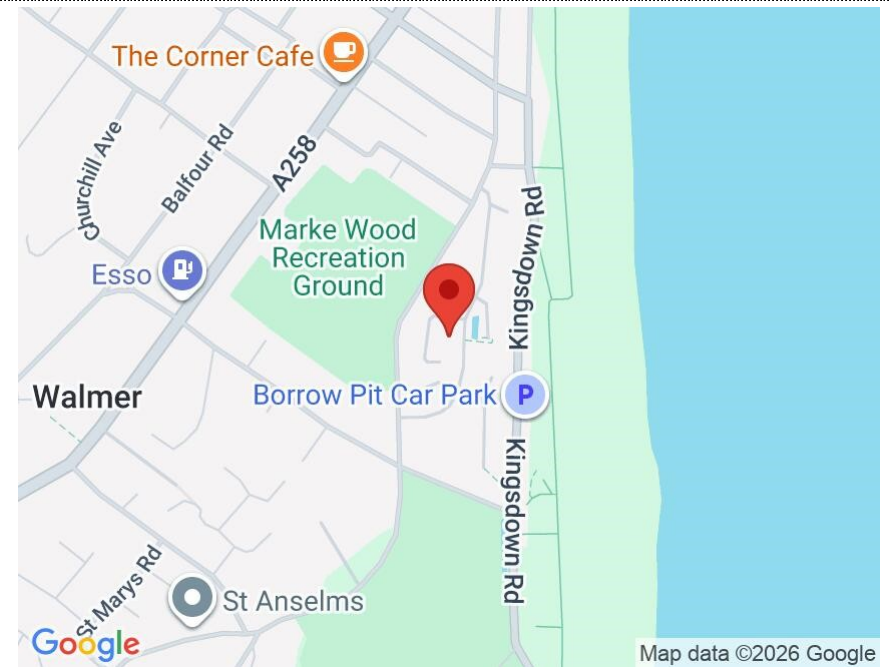
Ground Rent - £50.00p.a.



## GROUND 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. The plan is for illustrative purposes only and should be taken 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 Metreplan 5/2025



Accommodation

Inner Hall

Entrance Via;  
Communal Hall

Bedroom One  
11'9" x 6'6" (3.58m x 1.98m)

Sitting / Dining Room  
16'5" x 11'8" (5.00m x 3.56m)

Bedroom Two  
8'2" x 10'5" (2.49m x 3.18m)

Kitchen  
13'0" x 6'9" (3.96m x 2.06m)

Shower Room

Communal 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.

