



Jenkinson realestates

Hawksdown Road

Walmer

Asking Price £435,000

Leasehold

134 SQ. Metres (1442.36 SQ. Feet)

Council Tax: E

EPC Rating = TBC

Penthouse Apartment

Offering Three Bedrooms

Allocated Parking

Private Covered Balcony

En-Suite Shower Room

Distant Sea Views

Jenkinson Estates are pleased to bring to the market this penthouse apartment situated in the popular modern Hawksdown Lodge, Hawksdown Road. This luxurious apartment has an allocated parking space, video entry phone system and is accessed via a communal staircase or the communal lift. The apartment offers spacious accommodation throughout including a spacious sitting / dining and kitchen area which has double doors opening onto a private, covered balcony, which takes in views of the leafy setting with distant views towards the sea. The property continues with three double bedrooms, the master having the benefit of an en-suite shower room and fitted wardrobes. Bedroom two also benefits from fitted wardrobes while bedroom three is currently being used as a study. The family bathroom and separate W.C / utility room completes the accommodation. The heating is provided via under floor heating and the property is fully double glazed. A special apartment, positioned in a private and highly sought after setting. All viewings are by appointment and exclusively via Jenkinson Estates.

Vendor advises, as of, 03/26;

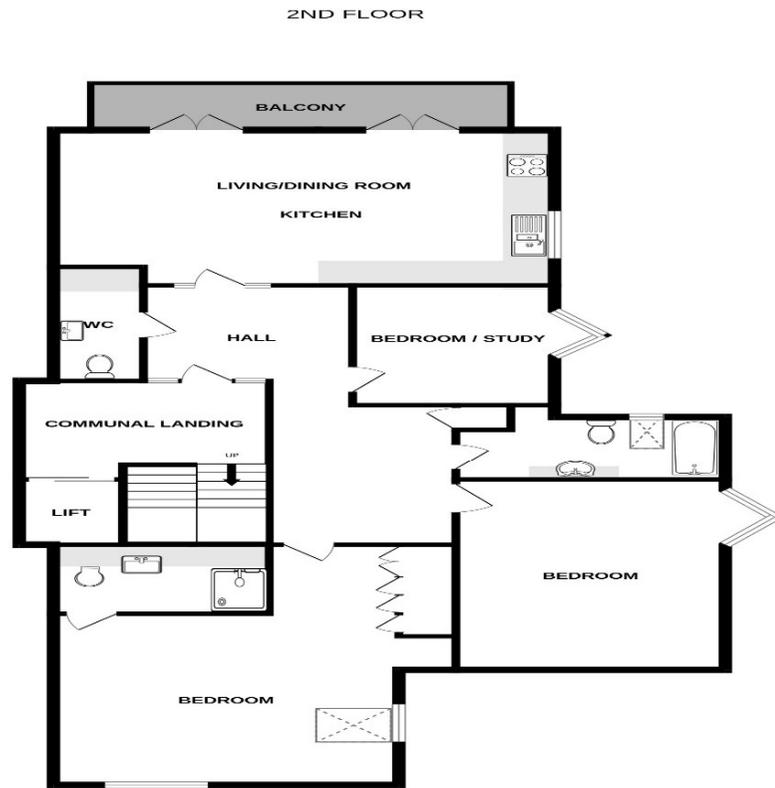
Lease Length - 999 Years from 2014

Service Charge - £2947.19 p/a

Ground Rent - £250.00 p/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.
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Accommodation

Entrance Via;

Communal Staircase

Second Floor Landing

Penthouse Apartment

Reception Hall

Sitting / Dining Room / Kitchen

24'5" x 15'8" (7.44m x 4.78m)

Covered Balcony

Bedroom One

18'9" x 16'8" (5.72m x 5.08m)

En-suite Shower Room

9'7" x 6'4" (2.92m x 2.54m)

Bedroom Two

16'10" x 13'10" (5.13m x 4.22m)

Bedroom Three / Study

10'1" x 9'8" (3.99m x 2.69m)

Family Bathroom

5'8" x 14'1" (4.78m x 4.29m)

Utility Room / Cloakroom

10'3" x 3'8" (3.12m x 1.12m)

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.

