



Jenkinson
estates

Wellington Court | Dover Road
Walmer
Asking Price £172,500

Leasehold

46 SQ. Metres (495.14 SQ. Feet)

Council Tax: A

EPC Rating = C

Beautifully Presented Apartment

Well Presented Kitchen

Offering One Double Bedroom

Shower Room/W.C.

Spacious Sitting / Dining Room

No Onward Chain Complications

Jenkinson Estates are pleased to bring to the market this first floor apartment located in Wellington Court, Dover Road, Walmer. This particular property comes to market with no onward chain complications and really must be viewed to be appreciated. Wellington Court has been the subject of substantial modernisation and refurbishment by the present freeholders and is situated close to The Strand which offers a range of local shops and amenities and with Walmer Green also close by. This particular apartment is access via Liverpool Road and by a wrought Iron Staircase into the communal hallway which serves two apartments. This particular property is immaculate and well maintained throughout and would make a great buy for a first time buyer or someone looking to have a little bolt hole by the coast. The property is access via a hallway and door leading to sitting/dining room that overlooks the front elevation, there is lovely stylish fitted kitchen with a range of fitted appliances and marble work surface over. The apartment continues with a beautifully fitted shower room and bedroom that overlooks Liverpool Road. This is a very desirable apartment and internal viewing is highly recommended. All viewings are strictly through the appointed Sole Agents Jenkinson Estates.

Vendor advises as of 02/26;

Tenure & Service Charges

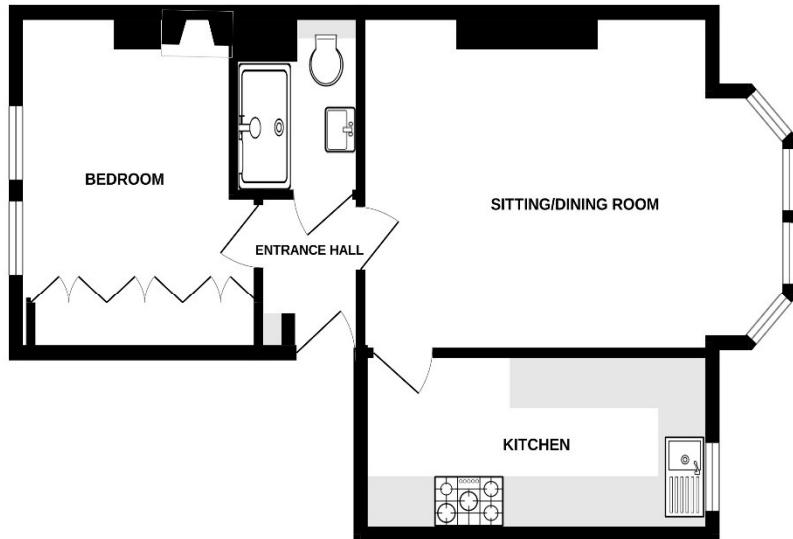
Leasehold: 175 Years Remaining

Maintenance And Ground Rent £2,200p/a





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 such by any prospective purchaser. The service, systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



Accommodation

Access Via Rear Staircase

Communal Hall

Entrance Hall

Living Room/Dining Room

17'11" x 13'1" (5.46m x 3.99m)

Kitchen

14'5" x 7'1" (4.39m x 2.16m)

Shower Room

7'5" max x 5'3" (2.26m x 1.60m)

Communal Gardens

