



Jenkinson realestates

Leelands House | Grams Road
Walmer
Asking Price £249,995

LH+ShareFH

- SQ. Metres (- SQ. Feet)

Council Tax: D

EPC Rating = TBC

Ground Floor Apartment

Offering Two Double Bedrooms

Garage En-Bloc

Communal Gardens

Grade II Listed

No Onward Chain

Exclusively via Jenkinson Estates is this ground floor apartment in Leelands House. Situated in the sought after location of Walmer and is an imposing Grade II listed property circa 1800. This wonderful building has all the characteristics of a period home of this age. Set within its own grounds, it has extensive gardens which are landscaped and provide various areas for outdoor living. Within Leelands House is this stunning apartment, which simply must be seen to appreciate. This two bedroom apartment offers good accommodation and all a generous size. It has character; period features and gives a lovely feeling of space and style. The Georgian sash windows fill this property with light, the 20ft sitting room, high ceilings and cornice ordain all rooms. This apartment takes in views over communal gardens and the gravel drive. Parking arrangements are met with a large gravelled area and garage-en-bloc. A truly great apartment and something that doesn't find its way to the market place often. Viewing is a must to really understand the space and feeling this special apartment offers, all sat within this commanding period home.



Vendor advises, as of 03/26;

1/11th Share of Freehold

125 Year Lease from 1992

Service Charge - £190.00pcm



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. 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 Metropix i2020

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;
Communal Hallway

Entrance Hallway

Sitting Room
22'2" x 12'2" (6.76m x 3.71m)

Kitchen / Dining Room
9'9" x 9'3" (2.97m x 2.82m)

Bedroom One
15'2" x 9'9" (4.62m x 2.97m)

Bedroom Two
13'0" x 10'1" (3.96m x 3.07m)

Shower Room
10'6" x 6'3" (3.20m x 1.91m)

Separate W.C.

Garage
Communal Gardens

