



Jenkinson realestates

Lord Warden Avenue | Walmer

Deal

Asking Price £315,000

Second Floor Apartment

Offering Two Bedrooms

Kitchen

Living Room/Dining Room

Shower Room

Communal Gardens

Jenkinson Estates are pleased to bring new to the marketplace this stunning purpose built apartment situated in the desirable location of Lord Warden Avenue. This 2nd floor apartment is situated on the seafront at Walmer. The apartment has been updated throughout and offers a modern open plan feel which now incorporates the kitchen into the spacious living room/dining room which offers views to beach and sea views. The inner hallway leads through to the master bedroom which offers built in wardrobes and door to balcony, a further double bedroom and the well-appointed shower room. The apartment comes to the market with a garage, which is end-bloc and situated close by. The property is double glazed throughout and has a gas central heating system. There are communal gardens and an ornamental duck pond along with residents parking. This particular apartment is being sold fully furnished and comes with a garage. Viewings are by appointments only and exclusively via Jenkinson Estates.



Council Tax Band B

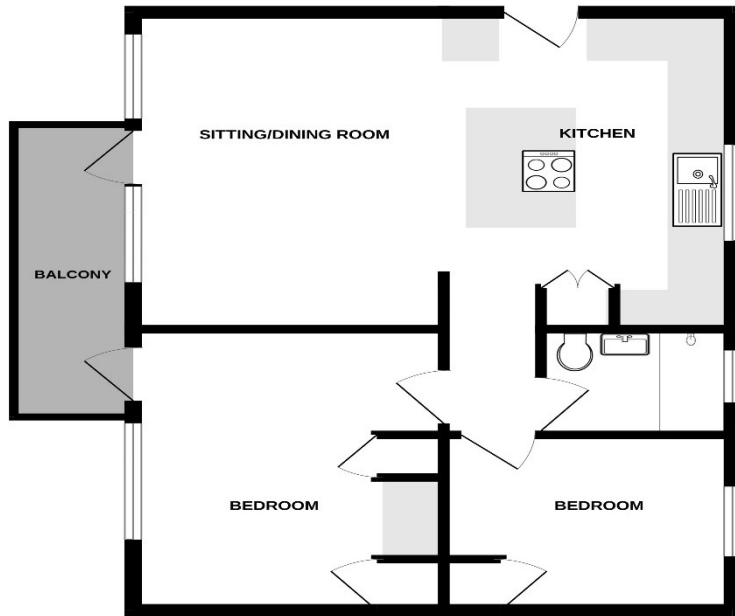
Vendor Advises (06/24):

Lease - 986 years (Share of Freehold)

Ground Rent/Maintenance £2160 p.a.



SECOND FLOOR

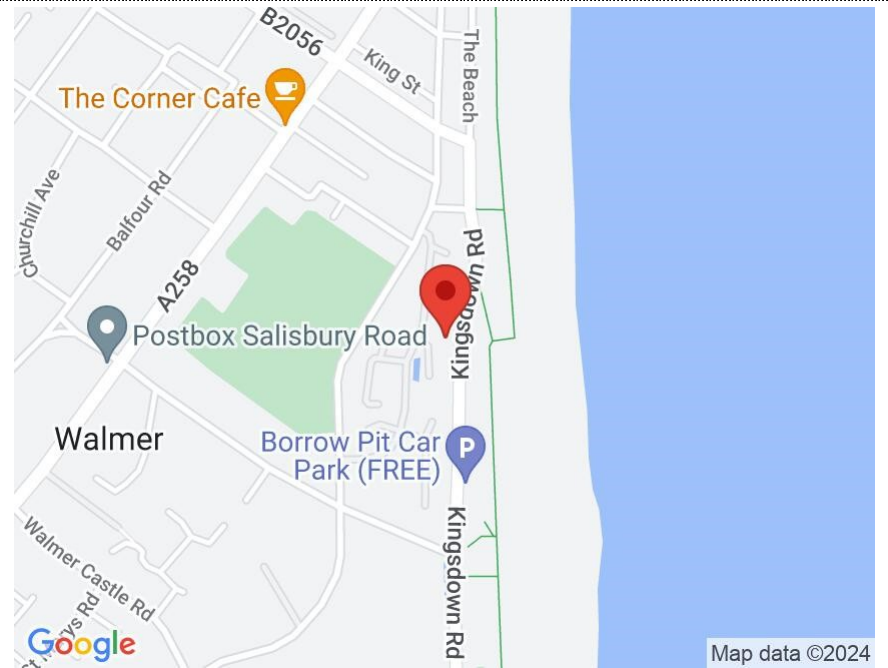


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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

Communal Hallway And Stairs

Kitchen

13'4" x 9'7" (4.06m x 2.92m)

Living Room/Dining Room

12'2" x 16'0" (3.71m x 4.88m)

Inner Hallway

Bedroom One

2'7" x 11'8" (0.79m x 3.56m)

Bedroom Two

10'5" x 8'9" (3.18m x 2.67m)

Shower Room

6'4" x 4'9" (1.93m x 1.45m)

Communal Gardens

Garage

