



Jenkinson realestates

Palmerston Court

Lord Warden Avenue | Walmer

Asking Price £285,000

# LH+ShareFH

Energy Performance Rating = TBC

Ground Floor Apartment  
Residents Parking

Offering Two Bedrooms  
Spacious Open Plan Accommodation

Spacious Living / Dining Room  
Communal Gardens

Jenkinson Estates are pleased to bring to the marketplace this beautifully presented, purpose built apartment situated in the desirable location of Lord Warden Avenue. This ground floor apartment is situated on the seafront at Walmer. The apartment has been re-designed and projects a very modern open plan feel which now incorporates the kitchen into the spacious sitting room which overlooks the gardens. This space is divided with a breakfast bar which serves the modern kitchen. The inner hallway leads through to the two double bedrooms and the well appointed shower room. The master bedroom and sitting room both have private doors that open onto the communal gardens, which in turn have gates leading to the far reaching promenade at Walmer. 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. A very well presented home with the right alterations to give a feeling of space and light throughout. Viewings are by appointments only and exclusively via Jenkinson Estates.

Council Tax Band B

Vendor Advises 08/2024;

Lease Length Approx. 980 Years on Lease

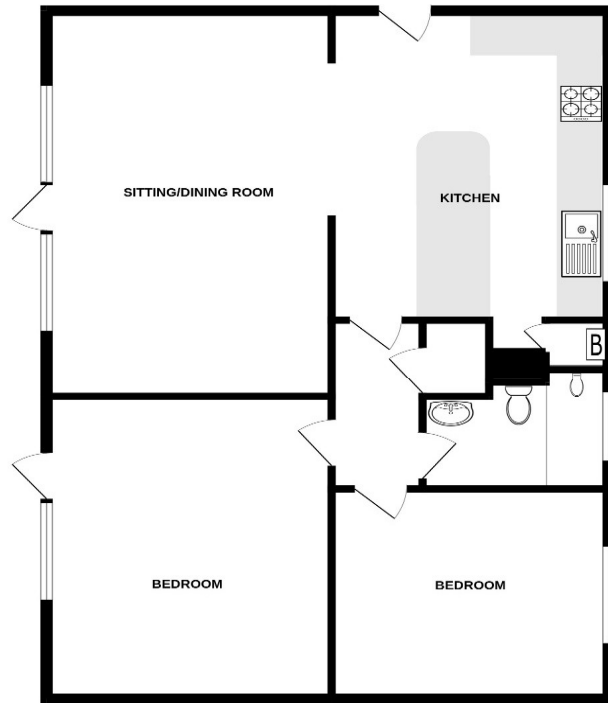
Service Charge - £180.00pcm

Ground Rent - £30.00p/a





## GROUND FLOOR



While 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 12/2024

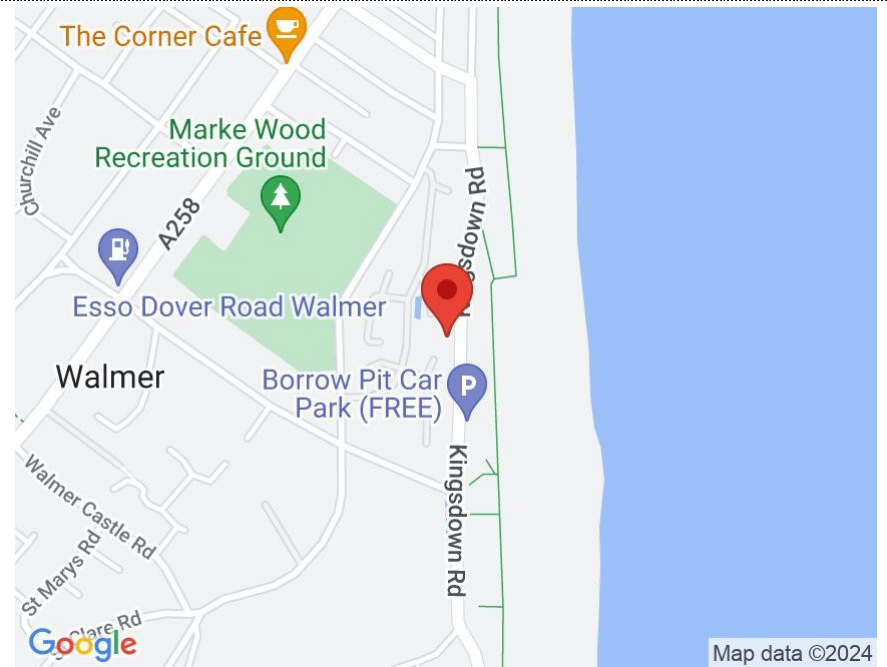
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings 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

#### Communal Entrance Hallway

#### Open Plan Sitting / Dining

16'6" x 12'3" (5.03m x 3.73m)

#### Kitchen

13'11" x 10'1" (4.24m x 3.07m)

#### Bedroom One

11'10" x 11'9" (3.61m x 3.58m)

### Bedroom Two

9'9" x 8'9" (2.97m x 2.67m)

### Bathroom

7'1" x 4'10" (2.16m x 1.47m)

### Residence Parking

### Communal Gardens

