



Jenkinson realestates

Wolfe Court
Canada Road, Walmer
Asking Price £195,000

Leasehold

Energy Performance Rating = C

First Floor Apartment

Close Proximity to The Strand

Offering Two Bedrooms

No Onward Chain Complications

Garage En-Bloc and Visitor Parking

Communal Gardens

Jenkinson Estates are pleased to bring to the market this first floor, purpose-built apartment in the popular development of Wolfe Court, Canada Road, Walmer. This apartment comes to the market with no onward chain complications, and is situated within close proximity to the seafront, complete with its long promenade and amenities, this property really must be seen. Offering generous proportioned rooms and comprises of a spacious living room /dining room that is just over 22ft in length with aspect towards the Cavalry Barracks. There are two bedrooms, both a good size, and a good size kitchen. The family bathroom completes the properties accommodation. Externally this apartment has a garage which is en-bloc along with a further parking area for residents and visitors which is gated. This really must be seen to fully appreciate the standard and size of accommodation on offer. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

Council Tax Band B

Vendor advises, as of 05/24;

1/9 Share of Freehold 999 Year Lease from 1972

Service Charge - £130pcm





FIRST FLOOR

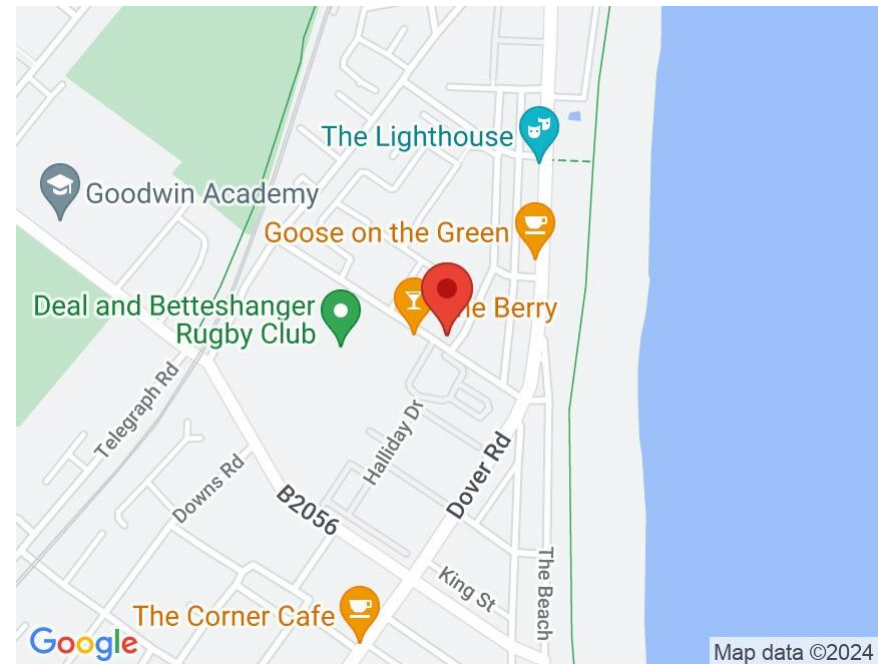


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

First Floor

Sitting / Dining Room

22'0" x 12'2" (6.71m x 3.71m)

Kitchen

11'3" x 6'9" (3.43m x 2.06m)

Bedroom One

13'8" x 13'0" (4.17m x 3.96m)

Bedroom Two

12'0" x 6'10" (3.66m x 2.08m)

Bathroom

8'8" x 4'11" (2.64m x 1.50m)

Communal Garden

Single Garage

