



Jenkinson realestates

Archery Square

Walmer

Asking Price £169,950

# Share of Freehold

Energy Performance Rating = C

Top Floor Flat

Offering One Double Bedroom

Kitchen / Breakfast Room

Views Across Walmer Tennis Club

Close to Seafront

Ideal First Time Purchase

Jenkinson Estates are pleased to bring to the market this top floor flat situated in the popular location of Archery Square, Walmer. This flat is accessed via an inner hallway that leads to the flats front door, which is located on the first floor. This opens into a lobby that then leads via a private staircase to the landing. From here there is access to the bedroom and living room, both of which offers stunning views across Walmer Lawn Tennis & Croquet Club. The property continues with a kitchen / breakfast room and a family bathroom. The property has a gas fired central heating system. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



Council Tax Band A

Vendor advises;

Share of Freehold

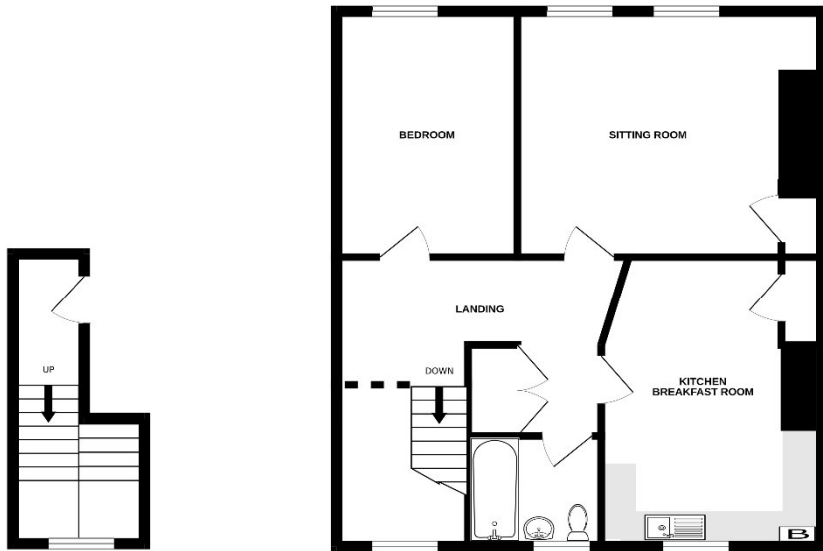
99 Year Lease from Dec '04

Outgoings - £480.00p/a

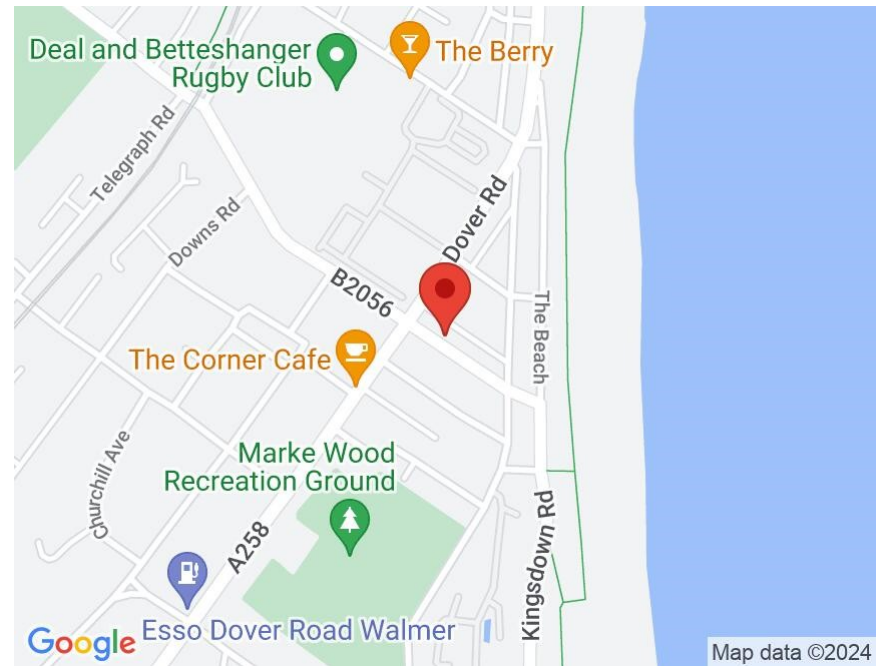


SECOND FLOOR

THIRD 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 a guide only 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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Accommodation

Landing

Entrance Via;

Living Room

15'2" x 13'5" (4.62m x 4.09m)

Staircase

Kitchen / Breakfast Room

15'0" x 8'8" (4.57m x 2.64m)

First Floor

Lobby

Bedroom

15'2" x 8'5" (4.62m x 2.57m)

Second Floor

Bathroom

6'8" x 5'9" (2.03m x 1.75m)

Jenkinson Estates

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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.

