



Jenkinson  
realestates

May Lodge | Marine Road  
Walmer  
Asking Price £305,000

# LH+ShareFH

Energy Performance Rating = TBC

Ground Floor Apartment  
Spacious Garage

Offering Two Double Bedrooms  
Partial Sea Views

Very Well Presented  
No Onward Chain Complications

Jenkinson Estates are pleased to bring to the market this purpose built apartment in the popular development of May Lodge, Marine Road. Ideally situated directly opposite the beach, and located on the ground floor, this property really must be viewed. This particular apartment offers two bedroom accommodation, together with a spacious sitting room, well appointed kitchen which has a view of the sea to the side and a sufficient space for a table. Completing the apartment is the luxury shower room to the rear of the property there is also the added bonus of a good size garage, which can facilitate both a car as well as ample storage space. The garage also has the benefit of electric power points and lighting. This is an opportunity to own a purpose built apartment located on the seafront, in walking distance to the vibrant town. The property is double glazed throughout and has a gas fired central heating system. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



Council Tax Band C

Vendor Advises, as of 09/09;

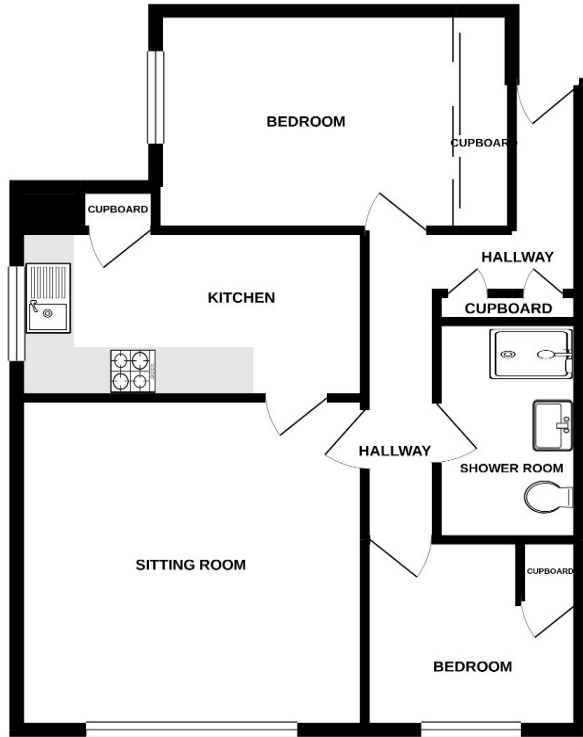
Share of freehold with 12 flats

1000 Year Lease from 12/1974

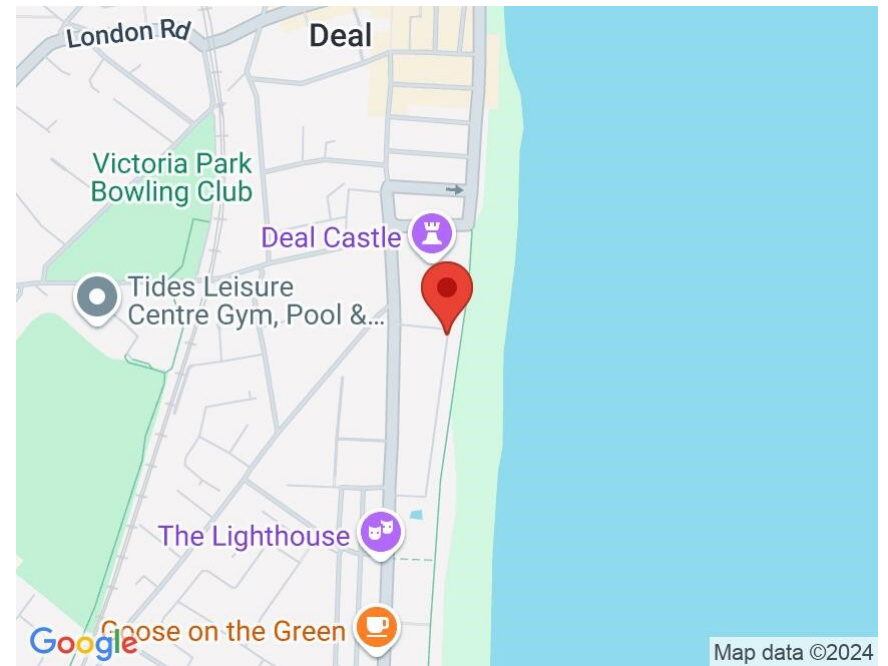
Maintenance Charge - £800.00p/a



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.  
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Accommodation

Apartment Entrance

Hallway

Sitting / Dining Room

14'10" x 14'1" (4.52m x 4.29m)

Kitchen / Breakfast Room

14'1" x 7'1" (4.29m x 2.16m)

Bedroom One

14'1" x 9'1" (4.29m x 2.77m)

Bedroom Two

9'1" x 9'1" (2.77m x 2.77m)

Bathroom

Garage

Residents Parking

Communal Gardens

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.

