



Jenkinson realestates

Wolfe Court | Canada Road

Walmer

Asking Price £239,950

LH+ShareFH

Energy Performance Rating = TBC

First Floor Apartment
Communal Gardens

Offering Two Bedrooms
Beautifully Presented

Garage En-Bloc and Visitor Parking
Close Proximity to The Strand

Jenkinson Estates are pleased to bring to the market this beautifully presented, first floor apartment in the popular development of Wolfe Court, Canada Road, Walmer. The property offers spacious accommodation throughout and has been tastefully decorated and improved by the current owners and has a spacious living / dining room that is approaching 22ft in length and is accessed from the hallway via bespoke glass double doors. The property continues with a modern kitchen and a shower room. The property is completed with two double bedrooms, the master having the benefit of fitted wardrobes. Externally there is the added bonus of a garage, which is en-bloc along with a further parking area for residents and visitors which is gated. This particular apartment would make an ideal weekend retreat or ideal purchase for someone looking to live within close proximity to the seafront, complete with its long promenade and amenities. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

Council Tax Band B

Vendor advises, as of 02/25;

1/9 Share of Freehold

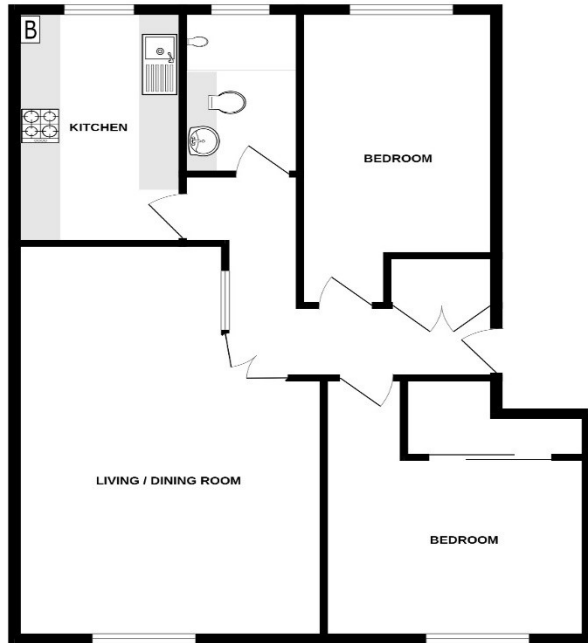
999 Year Lease from 1972

Outgoings - TBC





FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, spaces, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. 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 Holografi 02026



Accommodation

Bedroom One

Entrance Via;

13'9" x 9'10" (4.19m x 2.77m)

Communal Hallway

Bedroom Two

12'1" x 6'10" (3.68m x 2.08m)

First Floor

Family Shower Room

9'1" x 4'4" (2.77m x 1.32m)

Hall

Garage En-Bloc

Living / Dining Room

Communal Gardens

21'6" x 12'3" (6.55m x 3.73m)

Kitchen

11'2" x 7'1" (3.40m x 2.16m)

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.

