



Jenkinson realestates

Argyll Court | Trafalgar Drive
Walmer
Asking Price £167,500

Leasehold

54 SQ. Metres (581.25 SQ. Feet)

Council Tax: B

EPC Rating = C

Ground Floor Flat

Offering One Double Bedroom

Allocated Parking Space

Private Patio Area

Cul-de-Sac Location

Beautifully Presented

Jenkinson Estates are pleased to bring to the market this ground floor flat, situated within the popular Barrack Development of Trafalgar Drive, Walmer. The property offers a spacious sitting / dining room which leads to the kitchen. There is the added benefit of an enclosed, south facing patio area. The property continues with the bedroom, which is a good size double. The property is completed with a family bathroom. Externally the property has an allocated parking space. Situated a couple of roads behind The Strand and seafront it is an ideal base for enjoying the bandstand, sailing club and lovely promenade which take you into the centre of Deal that offers a wide range of local shops and amenities to include a mainline railway station and local bus service. All viewings are strictly via the appointed Sole Agent Jenkinson Estates.

Council Tax Band B

Vendor advises, as of 07/25:

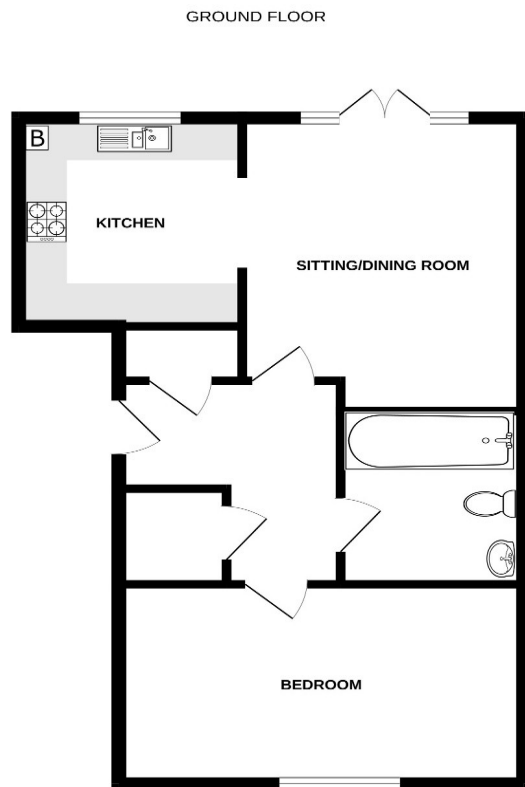
125 Years Lease from June 2009

Maintenance / Service Charge - £178.99pcm

Ground Rent - £100.00p.a





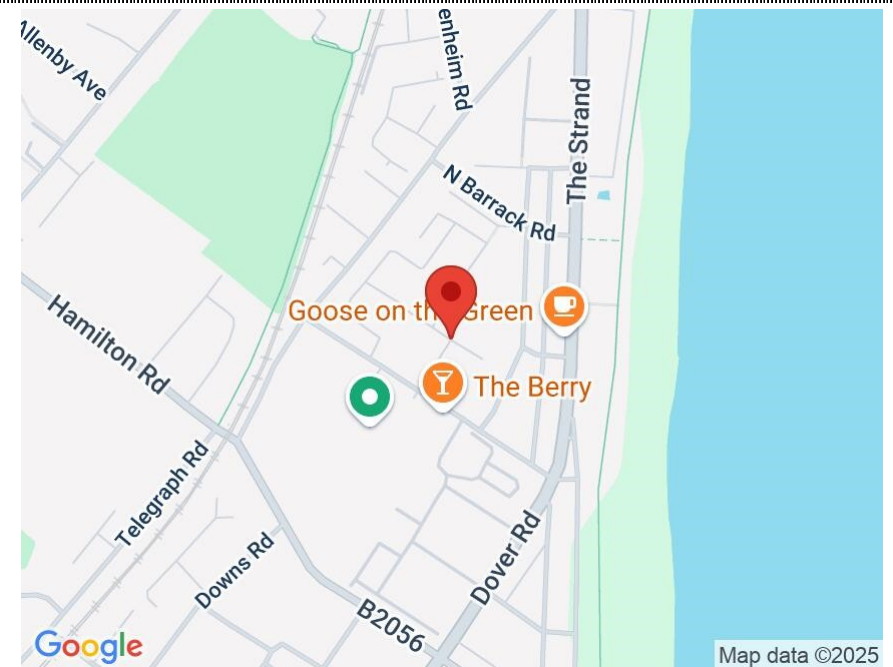


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Entrance Via;

Hallway

Sitting / Dining Room

15'1" x 10'9" (4.60m x 3.28m)

Kitchen

11'5" x 7'3" (3.48m x 2.21m)

Bedroom

14'2" x 9'3" (4.32m x 2.82m)

Bathroom

6'8" x 6'3" (2.03m x 1.91m)

Patio

Allocated Parking

