



Jenkinson realestates

Guilford Court | Lord Warden Avenue
Walmer
Asking Price £265,000

Leasehold

61 SQ. Metres (656.60 SQ. Feet)

Council Tax: B

EPC Rating = C

Ground Floor Apartment

Offering Two Double Bedrooms

Communal Gardens

Garage En-Bloc

Spacious Sitting / Dining Room

No Onward Chain

Jenkinson Estates are pleased to bring to the market this charming ground floor apartment of Guilford Court, situated in the ever popular development of Lord Warden Avenue, Walmer. This particular apartment is tucked away in a secluded location and benefits from having access directly to the communal gardens which offer views across Walmer's Green to the seafront. The property is accessed via a communal hallway and opening into a spacious sitting / dining room. This then opens to the kitchen and an inner hallway, which leads to the two double bedrooms and the family shower room. Both the main bedroom and sitting room have doors leading to a patio area, which then continues to the communal gardens. The property is double glazed throughout and has a gas fired central heating system. This particular apartment also benefits from having a garage en-bloc. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates

Vendor advises, as off, 09/2025;

Lease Length - 999 years from 1964

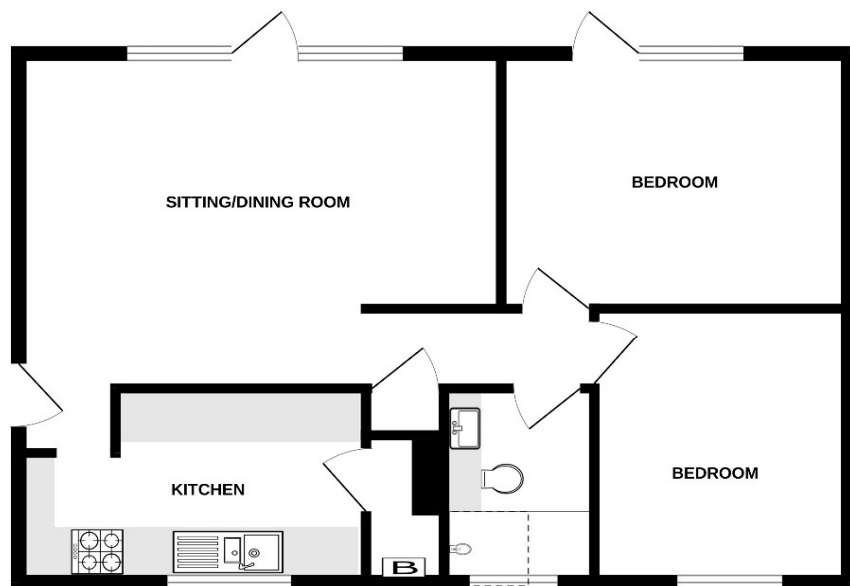
Maintenance - £180.00pcm.

Ground Rent - £20.00p/a

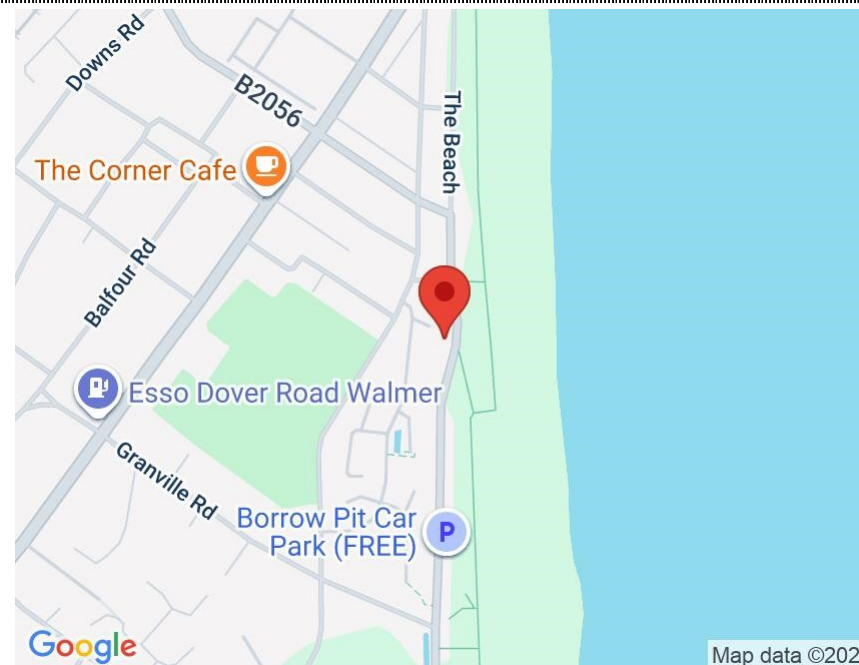




GROUND FLOOR



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.
Made with Hotspotr 02/23



Accommodation

Communal Entrance Hall

Entrance Hall

Sitting / Dining Room

16'5"max x 11'10" max (5.00m x 3.61m)

Kitchen

11'3" x 6'8" (3.43m x 2.03m)

Bedroom One

11'11" x 11'11" (3.63m x 3.63m)

Bedroom Two

10'6" x 8'11" (3.20m x 2.72m)

Shower Room

6'8" x 5'2" (2.03m x 1.57m)

Communal Gardens

Garage En-Block

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.

