



Jenkinson realestates

Beach Court
The Beach, Walmer
Asking Price £369,995

Share of Freehold

Energy Performance Rating = D

Ground Floor Apartment
En-Suite Shower Room

Located Just off The Seafront
Communal Gardens

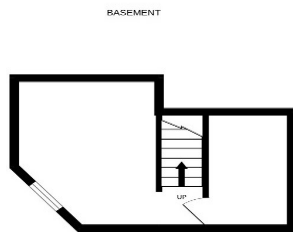
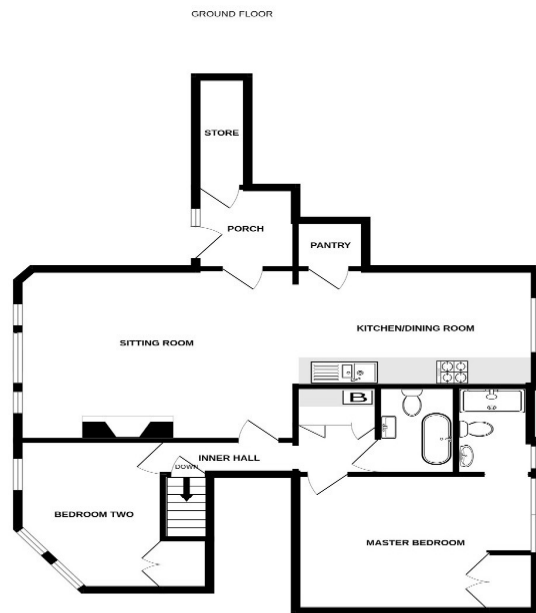
Offering Two Bedrooms
Popular Location

Jenkinson Estates are pleased to bring to the market this ground floor apartment situated in the popular conservation area of The Beach, Walmer. The property is accessed via the rear of Beach Court and offers spacious accommodation throughout that makes this apartment a genuine alternative to a house. The apartment opens via an entrance hallway, complete with a large walk-in storage cupboard, into an open plan living / dining / kitchen space that is the centre piece of this home. This area is bright and airy with large sash windows, offering a dual aspect. The kitchen is well appointed and includes a range of fittings including a fridge / freezer, dishwasher, cooker and a microwave / oven. The Silverstone quartz countertops and granite sinks complete the kitchen. The property continues to impress with the two bedrooms, both of which are doubles and have fitted wardrobes spaces, with the master bedroom having the added benefit of an en-suite shower room. The family bathroom offers a freestanding roll top bath with a shower over, a wash basin and W.C. The property is completed with a large cupboard, which doubles up as a utility, and a basement that comprises of two storages cupboards a larger room, which could offer potential for additional accommodation subject to any necessary consents and permission. Externally there are communal gardens, one being a courtyard to the rear, the other being an enclosed area situated on Walmer's Green opposite Beach Court. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



Council Tax Band B



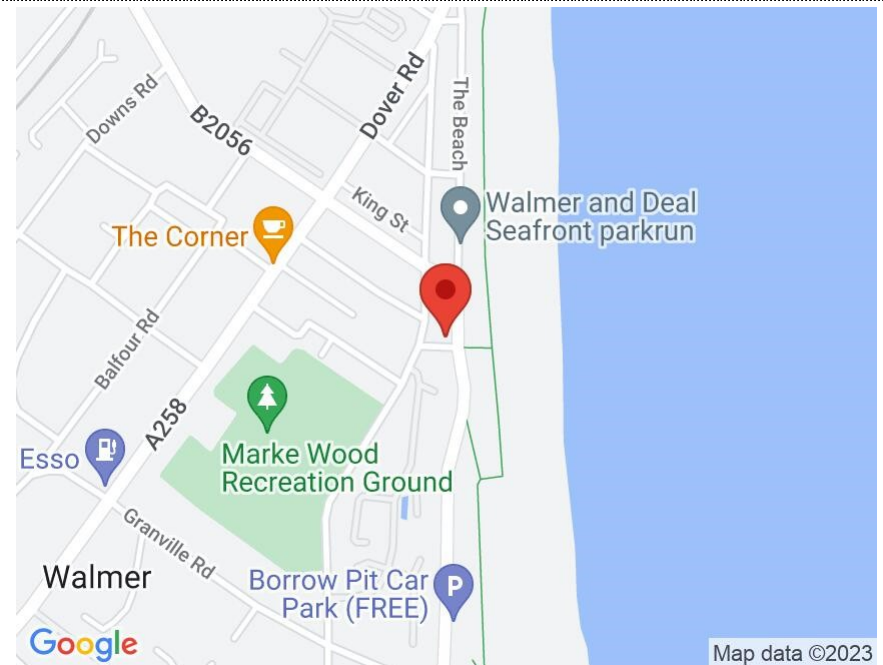


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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;
Inner Porch
Cupboard
8'9" x 3'2" (2.67m x 0.97m)
Living Room
17'2" x 13'8" (5.23m x 4.17m)
Kitchen / Dining Room
15'0" x 8'10" (4.57m x 2.69m)
Pantry

Inner Hallway

Bedroom One
15'3" x 11'0" (4.65m x 3.35m)
En-Suite Shower
6'9" x 4'3" (2.06m x 1.30m)

Bedroom Two
12'11" x 8'9" (4.98m x 2.67m)
Family Bathroom
Cellar
Communal Gardens

Vendor Advises, as off 10/23;

1/8 Share of Freehold

Maintenance - £382.50 per quarter

Ground Rent - £50.00 p/a

