



6, Wolfe Court Canada Road, Walmer

Guide Price £250,000

DOMINIC MURPHY POWERED BY exp <sup>TM</sup> UK

@ dominic.murphy@exp.uk.com

🌐 dominicmurphy.exp.uk.com

☎ 01304 746 016



## 6, Wolfe Court Canada Road, Walmer

**Guide price £250,000 to £260,000 - No Chain**

Situated in an attractive gated development less than a 5-minute walk to the seafront and bandstand at Walmer is this beautifully presented top floor apartment, that feels like a penthouse, with lavish communal gardens, and benefitting from a garage, parking, and a share of the freehold with a long 947-year lease. The property will surely attract a variety of purchasers from those looking for a holiday home or quite simply a lovely property to relax and enjoy. **Please quote reference DM0223**

**Internally** - The internal space has been re-modelled and benefits from an abundance of natural light and is of a modern contemporary design with additional benefits to include wood flooring, gas central heating and quality fixtures and fittings.

The accommodation comprises of a hallway that is open planned to the living areas and doors lead to the principal bedroom at the rear with floor to ceiling fitted wardrobes, and a second double bedroom located to the front. The hallway gives access to two generous sized storage cupboards, and the open plan 34ft kitchen/dining and reception room. The kitchen is a bespoke design, ample floor and wall mounted cabinets, with integrated appliances. The bathroom is a quality three-piece suite with overhead shower over the bath.

**Tenure: Share of Freehold**



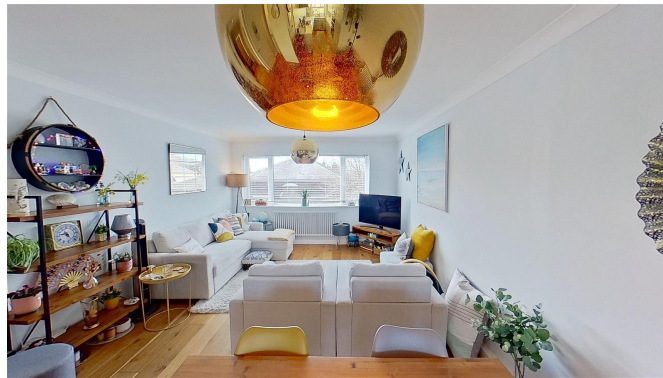




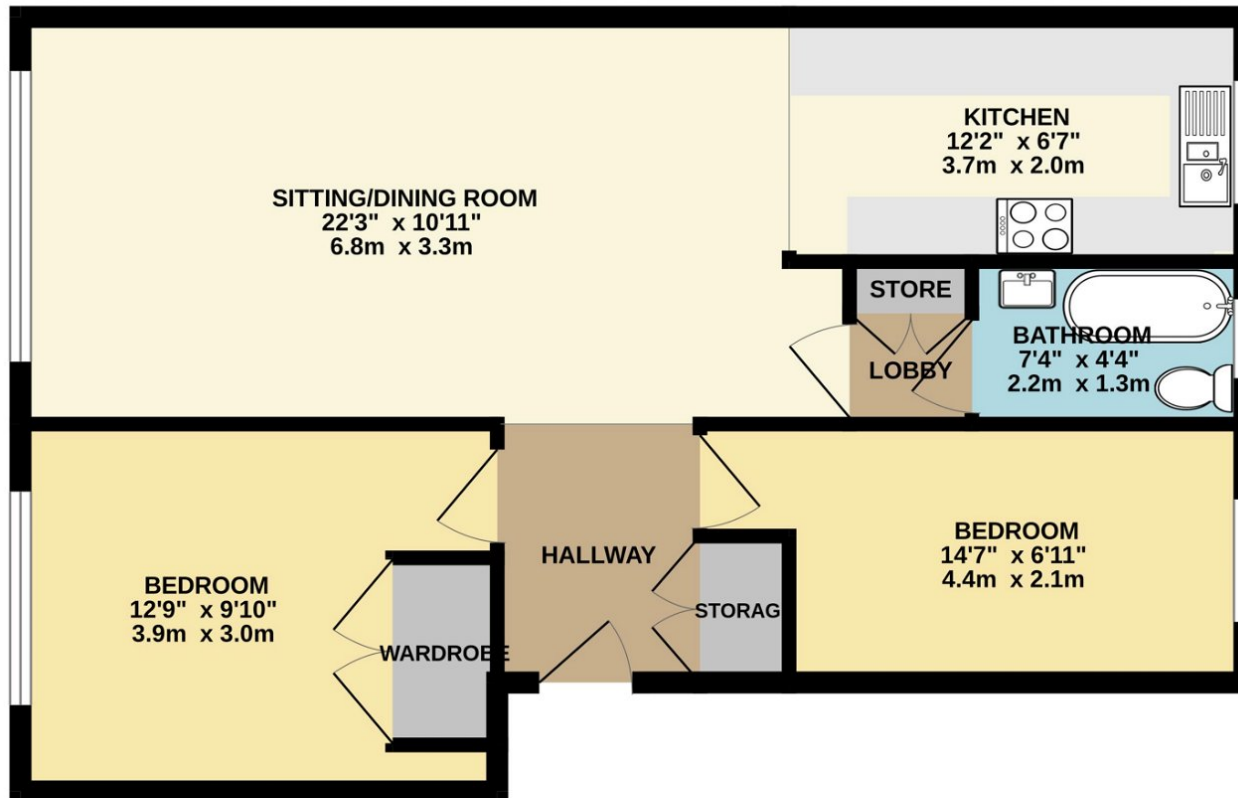








GROUND FLOOR  
623 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.8 sq.m.) approx.

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 Metropix ©2024