

Jenkinson estates

Goodwin Lodge | Ark Lane

Deal

Asking Price £199,950

Leasehold | 54 SQ. Metres (581.25 SQ. Feet) | Council Tax: C | EPC Rating = B

First Floor Retirement Flat | Offering One Double Bedroom | Modern Living Accommodation

Residents Parking | Communal Gardens | Private Juliet Balcony

Jenkinson Estates are pleased to bring to the market this first floor retirement apartment in the modern and popular development of Goodwin Lodge, Deal. This development offers retirement living in a central location, situated within close proximity to the High Street, Deal's Train Station and the sea front. This stunning apartment offers spacious accommodation, including a fitted kitchen, a sitting / dining room which benefits from a private Juliet balcony. The bedroom is a good size, with a large walk-in wardrobe / cupboard. All of these rooms benefit from views across the communal gardens. The accommodation is completed with a shower room. There is also the bonus of a large storage cupboard and double glazing throughout. The development has the added benefits of residents parking, communal gardens and a communal lounge. All viewings are strictly by appointments via the Sole Agent Jenkinson Estates.









Vendor Advises, as of 09/26;

999 Year Lease from May 2019

Service Charge - £3,506.41p/a

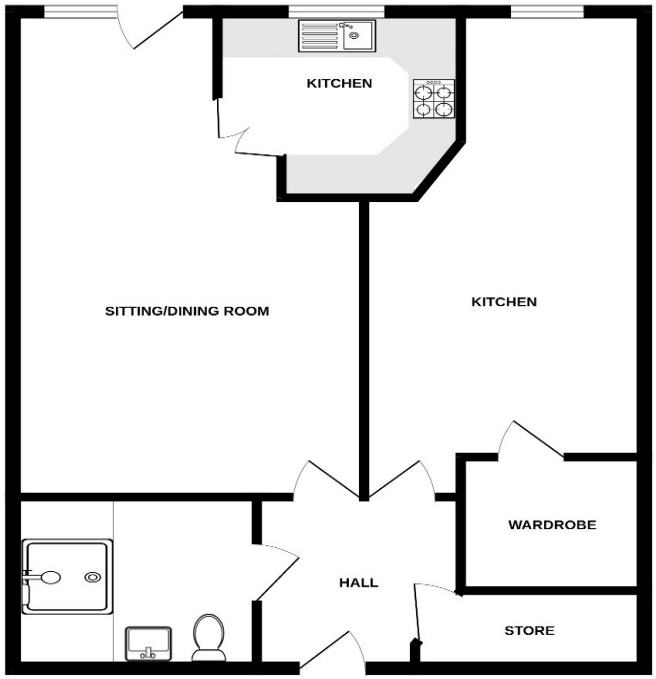
Ground Rent £823.93p/a







FIRST FLOOR

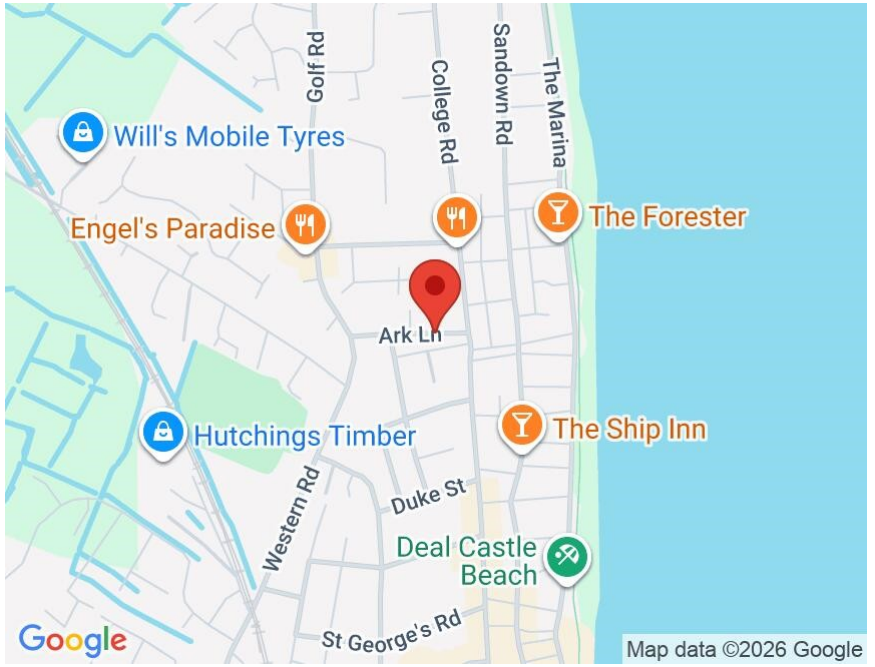


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Communal Lounge
Stairs or Lift

First Floor
Apartment

Entrance Hall

Sitting / Dining Room
21'9" x 11'3" (6.63m x 3.43m)

Kitchen
7'6" x 7'0" (2.29m x 2.13m)

Bedroom
20'3" x 9'9" (6.17m x 2.97m)
Walk-in Wardrobe

Shower Room

Storage

Communal Gardens
Residents Parking