



**Price**

£190,000

**Freehold**

2 x

1 x

1 x

**Woodford Court,  
Birchington, CT7 9DR**

Located within walking distance of the Birchington Shopping Parade this two bedroom purpose built, first floor apartment is presented in good order throughout and available for immediate occupation. The accommodation comprises; entry on the ground floor via a very useful porch door on the side of the building. From here there are stairs up to the first floor where a Hall gives access to all rooms. The Kitchen has fitted/base unit with surrounding tiling, fitted electric oven with electric hob and extraction fan over. There is also plumbing for a washing machine. The Lounge is to the rear of the property, as too in the smallest Bedroom which has the benefit of fitted wardrobes. The largest Bedroom is to the front. The Shower Room comes with a cubicle, basin set in a vanity unit and a leo level WC. Finally, the flat benefits from the use of the front Garden which MUST be maintained.





- EPC rating - C
- First Floor Apartment
- Good Dec. Order
- 0.4 Miles To Train Station
- Close to Shops
- Front Garden Inc.
- Vacant Possession





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	