



**PCM**

**£1,000**

2 x 

1 x 

1 x 

**Woodford Court,  
Birchington**

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 accommodation . The accommodation comprises; entry on the ground floor via a 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 gas 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 largest Bedroom with the smaller one being to the front. Finally, the completely newly fitted Bathroom comes with a matching white three-piece suite with surrounding tiling featuring a walk-in shower. Finally, the flat benefits from the use of the front Garden which **MUST** be maintained as part of the agreement.







- EPC rating - D
- First Floor Apartment
- Good Dec. Order
- Available Now
- Close to Shops
- Front Garden Inc.
- Close To Local Amenities
- 0.4 Miles To Train Station







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

