



Price

£185,000

Leasehold

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 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.





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





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		
	59	65
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



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This floor plan is for illustrative purposes only, and should be used as such by any potential purchaser. All measurements are approximate and all parties must rely on their own inspection.



Lovetts Birchington LTD. Trading as Lovetts Property Services
Registered office - 177 Northdown Road, Margate, Kent, CT9 2PA
Reg. In England No. 4264378 No. 785 158296
Directors: Richard Crosby & Tracey Crosby

