

## Property brochure



WOODFORD COURT  
BIRCHINGTON  
KENT  
CT7 9DR

Price: £205,000

2 Bedrooms

1 Reception

1 Bathroom

EPC C

Tenure LEASEHOLD  
Council Tax B

## Property brochure



### The Property

This chain free ground floor maisonette is a fantastic first time buy or investment property. Perfectly located just a short walk from Birchington village centre you are a stone's throw from a variety of shops and amenities, as well as being situated within walking distance from the Birchington mainline train station and local bus routes. The property itself consists of a large lounge space looking out onto the apartments garden space, wet room with shower, kitchen with a variety of fitted units and two good sized bedrooms. Call Oakwood homes now to arrange your viewing.

### Location

The village of Birchington is located on the North Kent coast and comprises of four main bays from Minnis Bay in the west through to Eppe Bay at the eastern most end. Whilst it is classified as a village in reality, in terms of amenities, Birchington is much more a town. A vibrant bustling high street comprising small independent retailers alongside high street supermarkets, a library, restaurants and pubs means that everything is available on hand. A mainline railway station provides train services to London in approximately 90 minutes whilst the cathedral city of Canterbury is just 10 miles to the West and the main A299 trunk road is only 2 miles distant. The Isle of Thanet has long been a holiday destination and as such there are a wide variety of recreational facilities; whether your interest is water sports, golf, walking or historic places of interest, they all lie within easy reach.

### Accommodation

Lounge/diner	17.1' (5.21m) x 10.9' (3.32m)
Kitchen	10.2' (3.11m) x 6.4' (1.95m)
Bedroom 1	13.4' (4.08m) x 10.9' (3.32m)
Bedroom 2	12.1' (3.69m) x 9.6' (2.93m)
Bathroom	6.6' (2.01m) x 5.6' (1.71m)

Lease remaining: 927 years

Material information

Service Charge: We have been advised the owner pays for their own maintenance.

Ground rent: £18 per annum with no scheduled increase.



[birchington@oakwoodhomes.biz](mailto:birchington@oakwoodhomes.biz)



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Ground Floor



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### Key Features

- Chain Free
- Ground floor
- Garden
- Walking distance to Birchington mainline station
- A short walk to Birchington village centre
- Situated close to local shops, amenities and local bus routes

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0022258/20231221/AWDP



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