



Woodford Court, Birchington, CT7 9DR

£1,000 PCM

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 as part of the agreement.



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Lounge 17'2 x 11'0 (5.23m x 3.35m)



Kitchen 10'2 x 6'4 (3.10m x 1.93m)

Bedroom 1 13'4 x 11'0 (4.06m x 3.35m)

Bedroom 2 12'1 x 9'6 (3.68m x 2.90m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		70	74
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Shower Room 6'6 x 5'0 (1.98m x 1.52m)

